



1 Mostyn Street  
Wellingborough, NN8 6BZ



**Simpson & Weekley**



Situated on Glenvale Park on Mostyn Street in Wellingborough, this detached house offers a spacious and comfortable living space for you and your family. Boasting five bedrooms and three bathrooms spread across 1,819 sq ft, this property is perfect for those seeking room to grow. As you step into the property, you are greeted by an inviting entrance hall leading to a family room, lounge, and a convenient downstairs WC. The heart of the home lies in the impressive 27ft kitchen/diner, ideal for hosting gatherings and creating lasting memories with loved ones. Venture upstairs to discover the main bedroom complete with a dressing room and en suite, along with the fourth and fifth bedrooms. The second floor accommodates the remaining two bedrooms and a convenient shower room. Outside, an enclosed large rear garden offers a private space for relaxation and outdoor activities. With parking for your vehicles, a garage, and a driveway, convenience is at your doorstep.

EPC 86/B. Council tax band F.

Asking Price £460,000



5



3

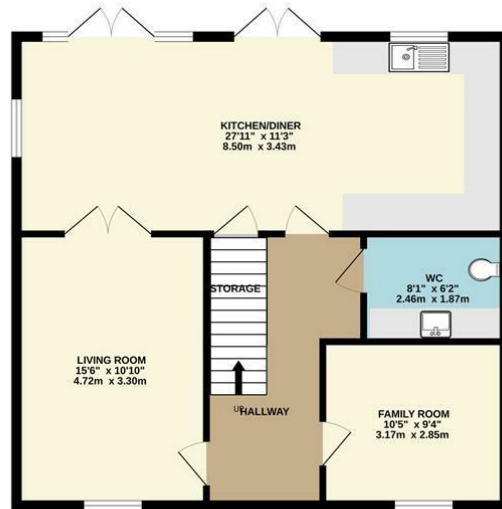


garage

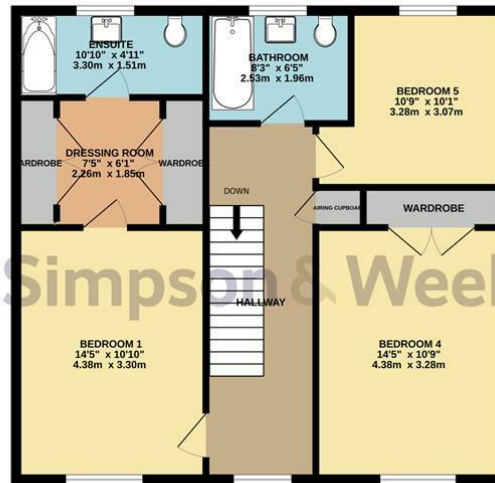


Simpson & Weekley

GROUND FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



2ND FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 1814 sq.ft. (168.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
& Weekley**

Making Every  
Journey Personal



01933 224953

[wb@simpsonandweekley.co.uk](mailto:wb@simpsonandweekley.co.uk)

<https://www.simpsonandweekley.co.uk/>

33 Sheep Street, Wellingborough, Northants, NN8 1BS