



45 Finedon Road  
Wellingborough, NN8 4AS



**Simpson & Weekley**



Offered with NO Chain, located on Finedon Road in Wellingborough, this four bedroom semi detached is close to local schools and amenities. As you step inside, you are greeted by an inviting entrance hall with a convenient WC, leading you to a living room perfect for relaxing evenings. The well appointed kitchen, with its generous size, features doors that open to the garden, ideal for al fresco dining and entertaining. Venturing to the first floor, you will find two double bedrooms, one with its own en-suite, along with a large single bedroom. A family bathroom completes this level, providing convenience for all residents. Ascending to the second floor, the main bedroom awaits, boasting its own large en-suite for added luxury and privacy. Outside, this property continues to impress with a garage, off-road parking, and an enclosed rear garden, offering a perfect blend of convenience and outdoor space for relaxation and recreation. EPC ordered. Council tax band D.

Asking Price £300,000



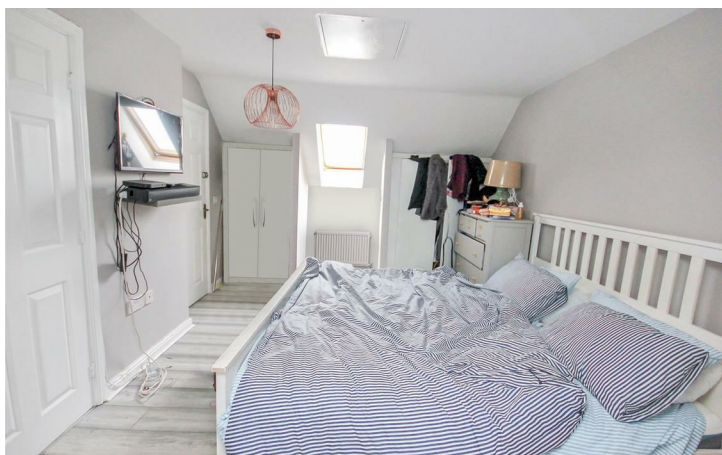
4



3



1



Simpson & Weekley



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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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	





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