



10 Eleanor Drive

Wellingborough, Northamptonshire NN8 6BY



Simpson & Weekley

This exceptional five bedroom, three storey detached house situated on the desirable Glenvale Park area of Wellingborough offers a perfect blend of space, comfort, and modern living. The property is conveniently located close to transport links and local amenities, making it an ideal choice for families and professionals alike. Upon entering, you are greeted by a welcoming entrance that leads to a spacious lounge, a versatile study, and a convenient WC. The heart of the home is undoubtedly the expansive 27 ft kitchen diner, which provides an excellent space for both cooking and entertaining.

The first floor boasts three well proportioned bedrooms, including a main bedroom complete with an ensuite bathroom and a dressing room, offering a private retreat. A family bathroom on this level caters to the needs of the other bedrooms, ensuring comfort and convenience for all. Ascending to the second floor, you will find two additional bedrooms, along with a modern shower room that adds to the practicality of the home. Outside, the property features a double garage, providing ample storage and parking for two vehicles. The fully enclosed garden offers a safe and private outdoor space. There are also £200 per year service charges.

EPC 86/B. Council tax band F.

Price £465,000



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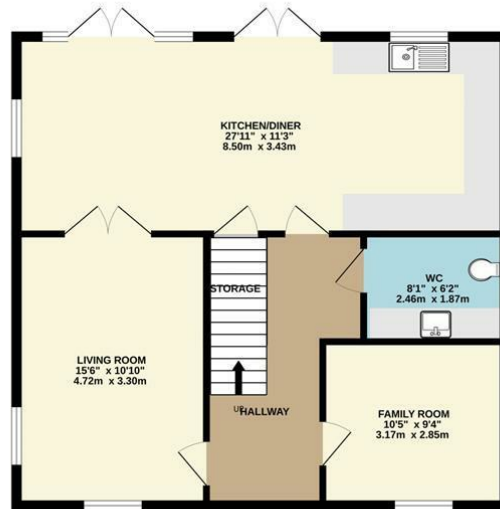


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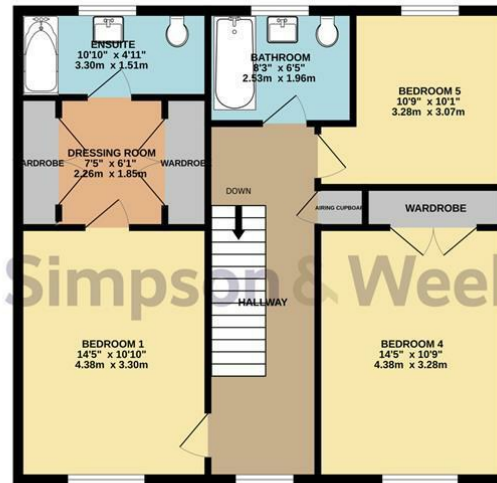


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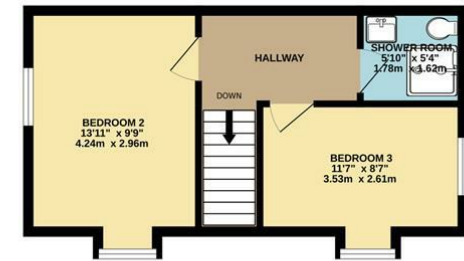
GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



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



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