



23 Kestrel Lane  
Wellingborough, NN8 4UE



**Simpson & Weekley**

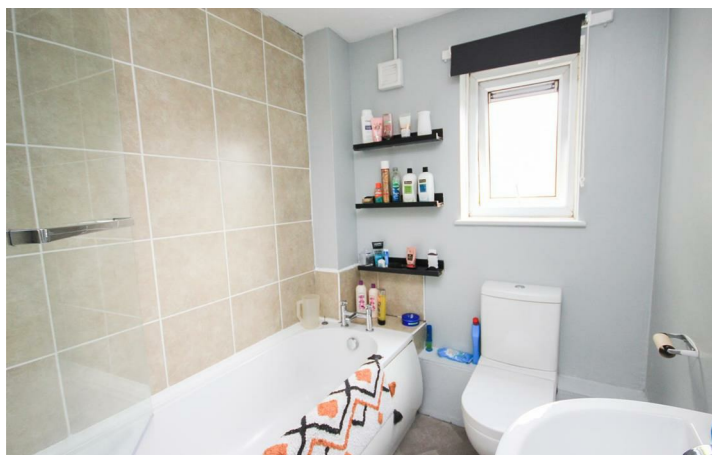


We are pleased to market this three bedroom terraced house on Kestrel Lane in Wellingborough. The property has been altered internally creating an extra room on both both first and ground floors. these could be additional bedrooms, a 'snug', a study, dressing rooms etc. The location is also particularly advantageous, as it is close to a variety of amenities, ensuring that daily necessities are just a stone's throw away. Upon entering, you are welcomed by a spacious kitchen/diner just off the entrance hall, a good sized lounge, providing a cosy space to relax, along with a snug that can serve as a quiet retreat or play area for children. Additionally, a convenient downstairs WC enhances the functionality of the home.

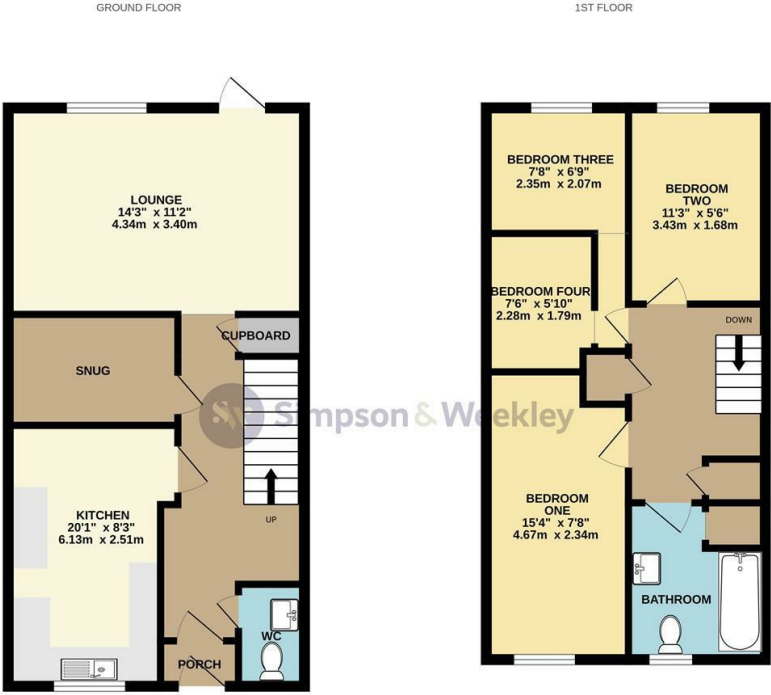
As you ascend to the first floor, you will find three bedrooms, and a dressing room/office, each offering ample space for personalisation and comfort. The main bathroom is thoughtfully designed to cater to the needs of the household. Outside, the property boasts an enclosed garden, perfect for enjoying the fresh air, gardening, or simply unwinding after a long day.

EPC 78/C. Council tax band A.

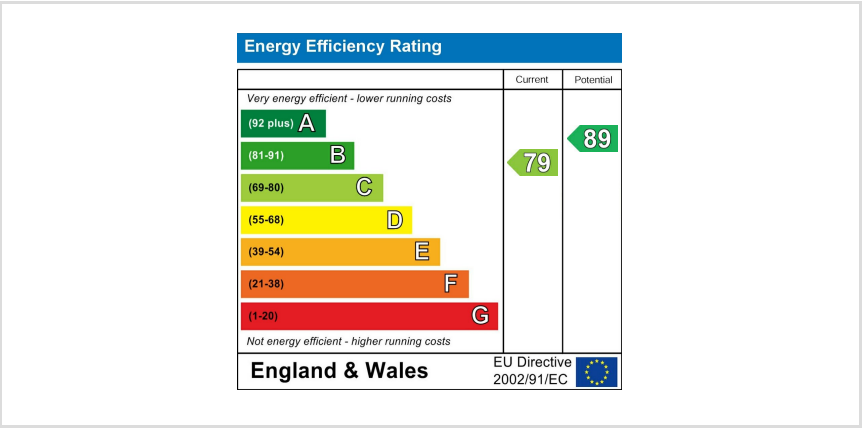
Asking Price £184,950



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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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