



23 Landseer Close
Wellingborough, NN8 4HF



Simpson & Weekley

Simpson and Weekley Estate Agents are delighted to offer to the market this very well presented, spacious four bedroom, three storey detached property with no upward chain. Located close to the popular Gainsborough Drive, in a quiet cul-de-sac near to local schooling, amenities, and a doctors surgery. Boasting a single garage, space for parking, en-suite to the master bedroom, downstairs cloakroom, separate reception rooms, utility room, four double bedrooms, and large private enclosed rear garden. The property comprises entrance hall, downstairs cloakroom, lounge with patio doors leading to the rear garden, kitchen/dining room and utility room. To the first floor there is the master bedroom with fitted wardrobe and en-suite, second bedroom and a family bathroom. To the second floor there are two further bedrooms. Externally a large enclosed garden to the rear, and single garage and parking to the front. This property would make an ideal family home and must be seen to appreciate the space and location on offer. Please call us on 01933 224953 for more information, or to book your viewing today! Council tax band: D. EPC Rating: 75/C.

Asking Price £335,000



4



2

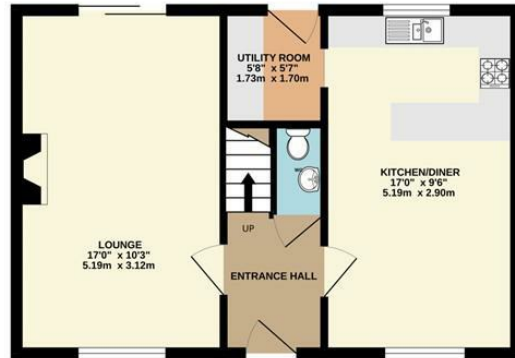


1



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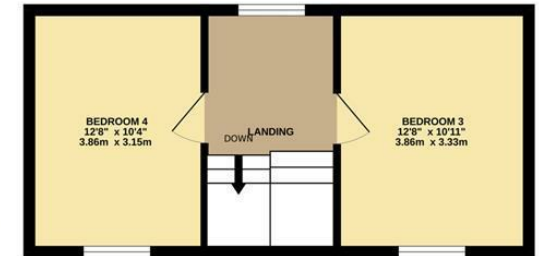
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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		
(81-91) B		
(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	

75

86



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