



24 Ashton Grove
Wellingborough, NN8 5ZA



Simpson & Weekley

Nestled in the desirable Gleneagles estate on Ashton Grove, Wellingborough, this splendid corner plot detached house offers an impressive 1,474 square feet, the property boasts four well proportioned bedrooms, with the potential for a fifth in the form of a versatile dining room. This charming home is ideal for families seeking a peaceful yet vibrant community, with excellent local amenities and transport links nearby.

Upon entering, you are greeted by a spacious lounge that invites relaxation, while the dining room provides an ideal setting for family meals or entertaining guests. The kitchen diner is a delightful space, complete with a utility room for added convenience. A downstairs WC enhances the practicality of the layout, making it suitable for families and guests alike.

Upstairs, you will find three generous double bedrooms, including a master suite that features an ensuite bathroom and built-in wardrobes, ensuring ample storage. A fourth bedroom completes the upper level, providing flexibility for various living arrangements. There is also a family bathroom to help with those busy mornings.

The exterior of the property is equally impressive. To the front, a double garage and parking space for ample vehicles offer convenience and curb appeal. The rear garden is a true oasis, featuring a mature landscape with a decked seating area and patio, perfect for outdoor gatherings or quiet evenings. Additionally, a large storage shed provides practical space for gardening tools or outdoor equipment.

EPC TBC. Council tax band E.

Asking Price £499,950



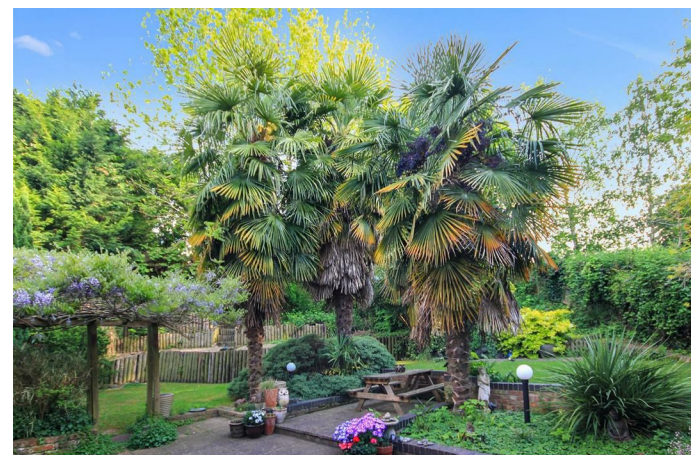
4



2



2



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GROUND FLOOR



1ST 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	



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