



22 Fitzhugh Rise  
Wellingborough, NN8 6BU



Simpson & Weekley

Welcome to a splendid opportunity to acquire a detached home located in the desirable Glenvale Park estate in Wellingborough. This modern property is perfect for those seeking a new home in a vibrant community, offering both comfort and convenience.

Situated in a prime location, this residence is just a stone's throw away from local shops, ensuring that all your daily needs are easily met. The thoughtful design of the home includes a utility room, providing additional space for laundry and storage, which is a valuable feature for busy households.

The property boasts an ensuite bathroom, adding a touch of luxury and privacy to the master bedroom. This feature is particularly appealing for those who appreciate a well-appointed living space.

Glenvale Park is known for its friendly atmosphere and community spirit, making it an ideal place for families and individuals alike. With its modern amenities and proximity to essential services, this home is not just a place to live, but a lifestyle choice.

In summary, this detached home in Glenvale Park offers a perfect blend of modern living and convenience, making it a fantastic option for anyone looking to settle in Wellingborough. Do not miss the chance to make this delightful property your new home.

Asking Price £375,000



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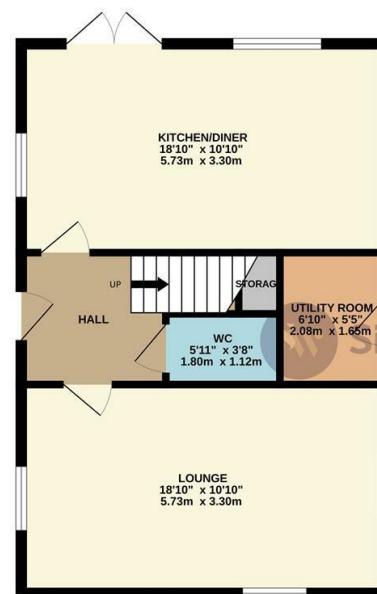


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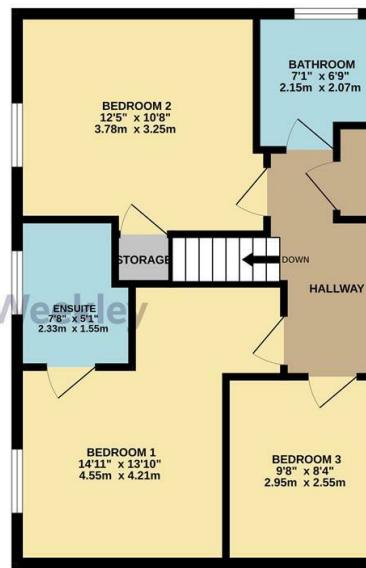


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## GROUND FLOOR



## 1ST FLOOR



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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 guidance only and should be used as such by any prospective purchaser. The services 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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