



154 Station Road
Wellingborough, NN29 7EW



Simpson & Weekley

Situated in the Northamptonshire village of Irchester, overlooking fields is this 1930's bay fronted semi-detached house. This extended family home boasting character features such as the original mosaic tiled flooring, stripped floor boards and doors and a stained glass front door, now comes with an extended kitchen and sun room to provide a spacious ground floor living space. There are benefits of gas radiator central heating, double glazing and off road parking for several cars. The accommodation in brief comprises entrance porch, hallway, lounge open plan to dining room, kitchen with breakfast bar and sun room to the ground floor. To the first floor there are three bedrooms and a family bathroom. Externally, the established and mature rear garden offers a variety of areas from a lawned garden to areas dedicated to growing your own fruit and vegetables, a perfect garden for anyone that loves the outdoors. The village itself has shops to include a Co-op, lower schooling and a bus to the nearby senior school in the neighbouring village of Wollaston. There are also parks to include the award winning Irchester Country Park and the larger town of Wellingborough, just a few miles away has direct trains taking you in to London within an hours journey. (Front Photos has been edited to remove items and thus does not offer a true representation of the driveway) EPC Rating D, Council Tax Band B



Asking Price £300,000



3



2



3



GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



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TOTAL FLOOR AREA :1013 sq.ft. (94.1 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 the 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		84
(69-80) C		
(55-68) D	62	
(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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