30 Farndish Road
Wellingborough, NN29 7BE

Simpson & Weekley

Offered to the market with no onward chain is this superb three-bedroom detached home, situated in an excellent village location within walking distance to local amenities and a variety of beautiful countryside walks on your doorstep.

There is well-appointed living accommodation on the ground floor, comprising of two double bedrooms, a re-fitted wet room, 17ft living room, conservatory, and kitchen/dining room. There has also been a loft conversion, making a large room upstairs which could be used as the master bedroom, home office, or additional living space. There is a lovely garden to the rear with a timber workshop and off-road parking, which can be accessed via the road behind the property.

Irchester is the ideal village for nature-lovers, with the popular Irchester Country Park being within walking distance or just a short drive. There are also a range of amenities within the village.

EPC Rating E, Council Tax Band C.
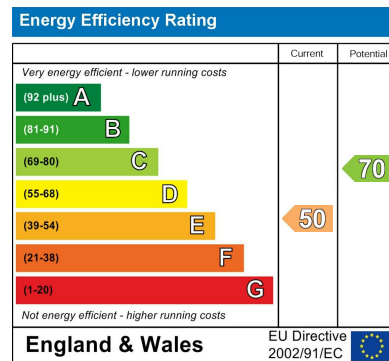
£250,000   3   1   2

GROUND FLOOR
812 sq.ft. (75.4 sq.m.) approx.

1ST FLOOR
209 sq.ft. (19.5 sq.m.) approx.

CONSERVATORY

KITCHEN/DINING ROOM
12'11" x 12'7"
3.94m x 3.84m

BEDROOM 1
21'4" x 9'10"
6.49m x 3.00m

DOWN

LIVING ROOM
17'11" x 11'0"
5.47m x 3.36m

WET ROOM
7'10" x 6'8"
2.38m x 2.02m

ENTRANCE HALL

UP

WARDROBE

WARDROBE

BEDROOM 2
11'0" x 10'11"
3.36m x 3.33m

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BEDROOM 3
10'11" x 9'3"
3.33m x 2.83m

TOTAL FLOOR AREA : 1021 sq.ft. (94.8 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 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. Made with Metropix ©2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

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