



77 Norman Way
Wellingborough, NN29 7AT



Simpson & Weekley

Simpson and Weekley are delighted to offer to the market this superb three-bedroom home, occupying a prime position bordering miles of rolling countryside.

The property offers well-presented accommodation arranged over two floors. The ground floor features an entrance hall, a spacious living room, a modern kitchen, and a conservatory/dining room, while the first floor comprises three bedrooms and a family bathroom. Externally, there is a driveway providing off-road parking for two vehicles and a delightful, private rear garden with rear access.

Irchester is an abundant Northamptonshire village with a range of amenities and countryside walks, and the popular Rushden Lakes Shopping and Leisure is just a short drive. The village is also home to Irchester Country Park, providing an excellent setting for family days out, with children's play areas, woodland walks, and cycle paths to explore. For commuters, both the A6 and A45 are easily accessible.

EPC Rating Ordered, Council Tax Band B

£225,000



3



1



2

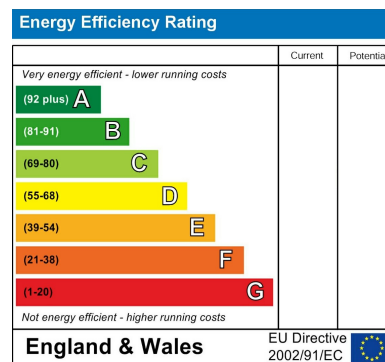


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TOTAL FLOOR AREA: 789 sq ft (73.3 sq m.) approx.

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 misstatement. 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 Houspace (2020)



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**Simpson
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