



Denby Dale, Wellingborough NN8 5QR

£335,000

- Detached House
- Modernsied
- UPVC Double Glazing
- Three Bedrooms
- Large Garden
- Freehold
- Gas Rad Heating
- Ample Parking



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Smartamove are pleased to offer for sale this three bedroom modernised detached home with double garage and ample parking in the desirable location of Gleneagles. The property is ideal for a family as it is situated close to local schools, recreational parks and shops, with quick access to Kettering and Northampton via the A509. The property comprises of entrance hall, open plan lounge/diner and kitchen, fully fitted with appliances. Upstairs comprises three bedrooms and refitted bathroom. The rear garden is larger than normal and the house benefits from gas radiator central heating, Upvc double glazing, new carpets and flooring. Epc rating is C and council tax band is D. Viewing is highly recommended to appreciate the size of the property and plot.



Although SmartaMove Ltd believe these details to be a fair and accurate description and measurements of the property and their accuracy cannot be guaranteed. They do not form part of any contract. Prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries prior to any financial commitment. Only the fixtures, fittings and other items described in these details are included in the selling price. SmartaMove Ltd has not checked they are fit for purpose nor have we tested any of the services (gas, electricity and so on) mentioned.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
81-91 A	89	81-91 A	
69-80 B	78	69-80 B	
55-68 C		55-68 C	
44-54 D		44-54 D	
35-43 E		35-43 E	
29-34 F		29-34 F	
13-28 G		13-28 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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