



**Westminster Road**  
Wellingborough, Northamptonshire

**oriordanbond**  
SALES & LETTINGS





# Westminster Road

Wellingborough  
NN8 5YR

Price  
£260,000

A spacious three bedroom semi-detached family home, situated in a quiet position, within a popular location in Wellingborough and a short walk to Redwell Primary School, parkland, local shops and leisure centre. The property benefits from having a large driveway providing parking for three cars, a good size rear garden and partly converted garage adding a utility room.

Accommodation comprises entrance hall, kitchen with built-in appliances, utility room, large sitting/dining room with French doors opening to the rear garden, first floor landing, spacious master bedroom, bedroom two being a good size double, a larger than average size third bedroom and family bathroom. Outside is a large block paved driveway to the front providing ample off road parking for three cars leading to a garage store and gated side access to the rear. The enclosed good size rear garden has a patio area for seating, central lawn area with planted mature borders and steps leading up to a wooden storage shed. Further benefits include uPVC double glazing and gas radiator heating. (B/1117/M)

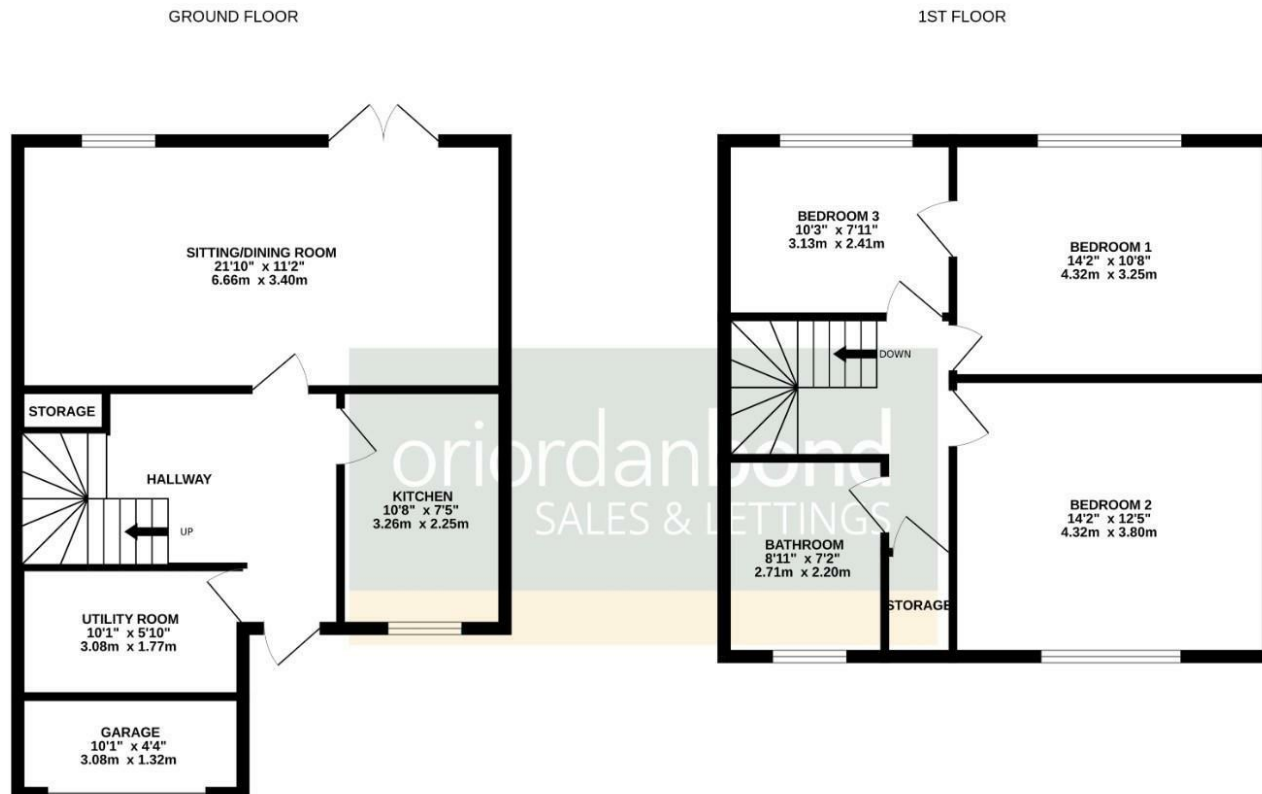
- Spacious three bedroom semi-detached home
- Spacious sitting/dining room
- Kitchen with built-in appliances
- Gas radiator heating
- Enclosed rear garden
- Ample off road parking and garage store







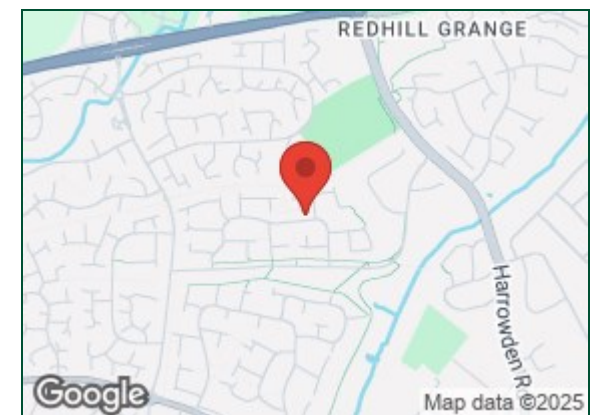




TOTAL FLOOR AREA : 1117 sq.ft. (103.8 sq.m.) approx.

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.

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#### Additional information

- Council Tax Band: B
- Energy Efficiency Rating: D

#### Viewing

Viewing strictly by appointment – details below

#### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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