



85 Senwick Road
Wellingborough, NN8 1NJ



Simpson & Weekley

Situated on the desirable Senwick Road in Wellingborough, this splendid property offers a perfect blend of comfort and style. Spanning an impressive 1,685 square feet, this home boasts three well-proportioned bedrooms and two bathrooms making it ideal for families or those seeking extra space. The property also offers two inviting reception rooms, providing ample room for relaxation and entertaining guests, a convenient utility area extension, single garage with parking and a private, enclosed rear garden.

The loft conversion adds a unique touch, offering additional living space that can be tailored to your needs, whether as a home office, playroom, or guest accommodation. On the ground floor there is a well fitted shower room with wc additionally on the first floor the four-piece bathroom is a standout feature, designed for both functionality and luxury, ensuring a delightful experience for all.

Set within a gated driveway, this residence not only provides security but also enhances the overall appeal of the property. The excellent condition of the home means that it is ready for you to move in without the need for immediate renovations or repairs.

Located in a great area, this property benefits from convenient access to local amenities, schools, and transport links (Wellingborough to St Pancras in 50 minutes), making it an ideal choice for those who value both tranquillity and accessibility. This charming home on Senwick Road is a rare find and is sure to attract interest from discerning buyers. Don't miss the opportunity to make this wonderful property your own.

Council Tax Band C

EPC Ordered

Offers In Excess Of £330,000



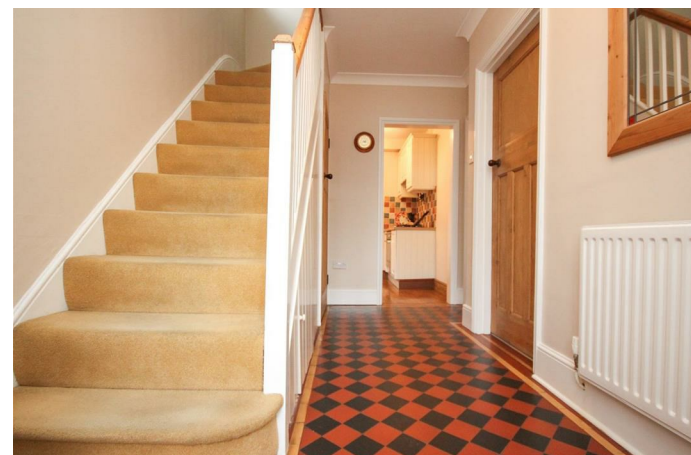
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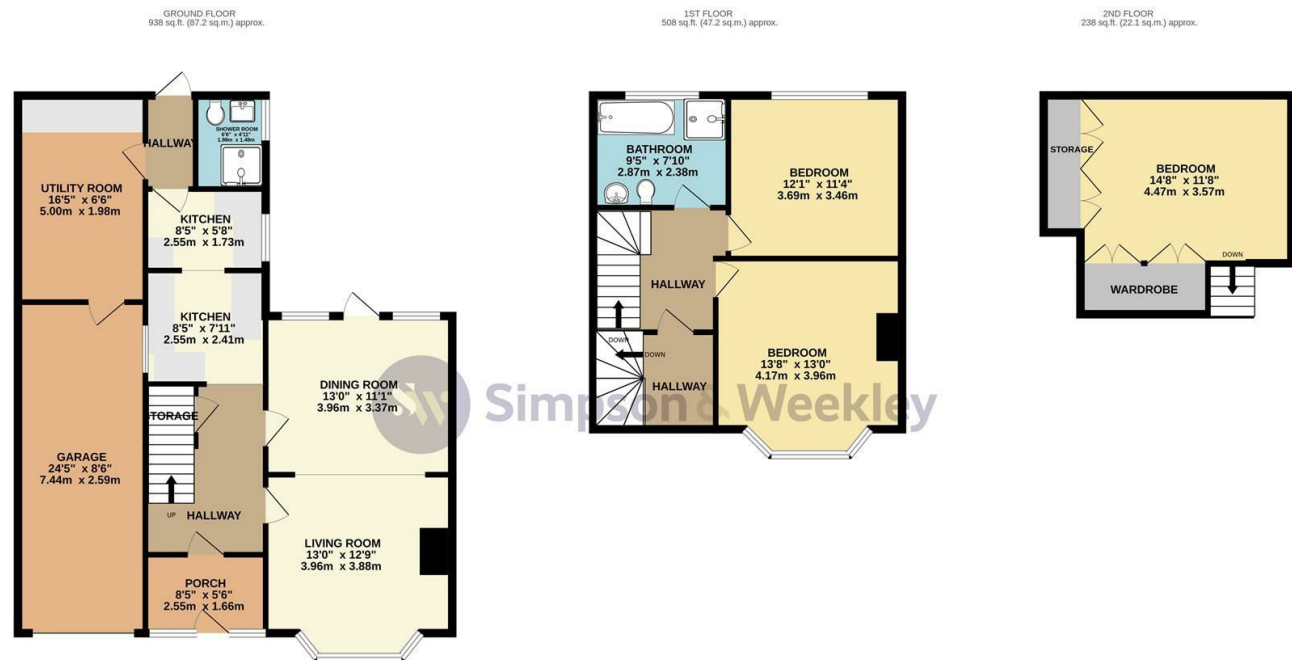
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2



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TOTAL FLOOR AREA : 1685 sq.ft. (156.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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