



3 Butts Road
Wellingborough, NN8 2PT



Simpson & Weekley

Situated on Butts Road in the town of Wellingborough, this spacious three-bedroom end of terrace house offers a perfect blend of comfort and modern living. Spanning an impressive 1,022 square feet, the property boasts a well-designed layout that is ideal for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The heart of the home is the stylish kitchen/dining room, which is complemented by a separate utility area, ensuring practicality and convenience for everyday living.

The property features three generously sized bedrooms, providing ample space for rest and personalisation. The modern fitted bathroom, with recently fitted electric power shower, along with an additional downstairs W.C., adds to the functionality of the home, catering to the needs of busy households. Loft access with pull down ladder. Loft partly boarded with light.

Outside, the enclosed private rear garden is south facing and offers a private sanctuary, ideal for outdoor activities, gardening, or simply enjoying the fresh air. A large shed and brick built storage shed provide additional space for gardening equipment etc. Additionally, the property benefits from off-road parking for one vehicle, a valuable asset in this desirable location.

This end terrace house on Butts Road is not just a home; it is a lifestyle choice, offering comfort, convenience, and a welcoming community atmosphere. With its modern amenities and thoughtful design, this property is sure to appeal to a wide range of buyers.

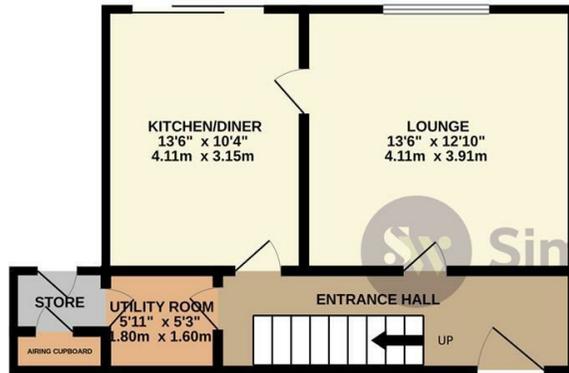
Council Tax - Band B
EPC - Ordered

Asking Price £250,000

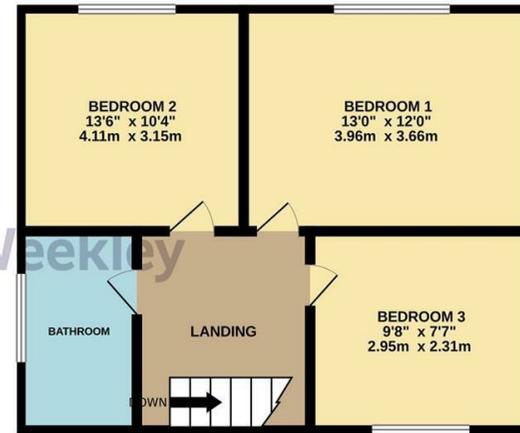
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GROUND FLOOR



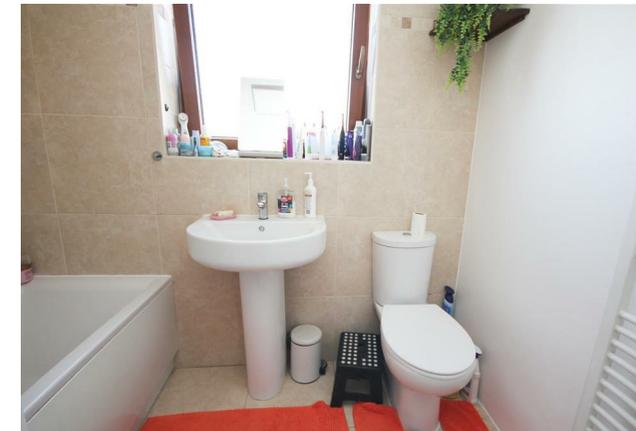
1ST FLOOR



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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