



12 Butterfields  
Wellingborough, NN8 2PZ



Simpson & Weekley

Situated in the charming area of Butterfields, Wellingborough, this delightful end-terrace house offers a perfect blend of comfort and practicality. Spanning an impressive 971 square feet, the property features two inviting reception rooms, ideal for both relaxation and entertaining guests.

The home boasts three well-proportioned bedrooms, including a master bedroom equipped with fitted wardrobes, providing ample storage space. The bathroom is conveniently located to serve the household's needs.

One of the standout features of this property is the good-sized conservatory, which is perfect for gatherings with its patio doors leading out to the enclosed rear garden, creates a seamless connection between indoor and outdoor living. This garden, complete with a seating area, offers a tranquil space for enjoying sunny days and evenings.

For those who require a dedicated workspace, the separate studio/office provides an excellent solution, allowing for productivity in a peaceful environment. Additionally, the property offers parking for up to three vehicles, ensuring convenience for residents and visitors alike.

This home is not just a property; it is a wonderful opportunity for families or professionals seeking a comfortable and versatile living space in a desirable location. With its appealing features and ample room for growth, this end-terrace house is sure to attract interest.

Council Tax Band: C

EPC: 72/C

Asking Price £250,000

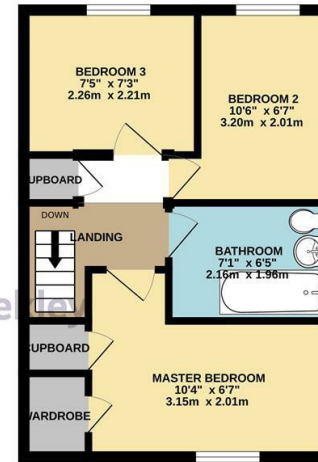
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GROUND FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 808 sq.ft. (75.0 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) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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01933 224953

[wb@simpsonandweekley.co.uk](mailto:wb@simpsonandweekley.co.uk)

<https://www.simpsonandweekley.co.uk/>

33 Sheep Street, Wellingborough, Northants, NN8 1BS