



52 Woodlands Road  
Wellingborough, NN29 7BU



**Simpson & Weekley**

\* Field Views \* Five Bedrooms \* Three Reception Rooms \* Solar Panels \* EV Charger \* Parking for Several Cars \* Village Location with Shops and Country Park \* Catchment Area for Popular Schools \*. Set in the sought after village of Irchester, on a generous corner plot with views over open fields is this extended and established 'Alfred underwood built' detached residence. Having been impressively extended, this family home now boasts five bedrooms with an en-suite to the master bedroom, three separate reception rooms with the ability to create an open plan feel through the opening of the sets of double doors and a spacious modern fitted kitchen. There are benefits of a ground floor cloakroom, there is an integral double garage and externally the rear garden provides a perfect space for entertaining or children to play in whilst the front garden largely consists of parking for several cars with an EV charging point, complimenting the energy efficiency of solar panels to the house. The accommodation in brief comprises entrance porch and hallway, cloakroom, lounge with double doors to a separate sitting room, dining room with French doors to the garden and an extended kitchen with an abundance of cupboards and worktop space completes the ground floor accommodation. to the first floor the split staircase leads you to the east or west side of the house, there is a family bathroom, five bedrooms all capable of accommodating a double bedroom and an en-suite to the master bedroom. Externally there is still a family sized rear garden that wraps around the side of the property and a gravelled front garden where there is ample parking for family and visitors alike and access to the integral double garage. Irchester is a village with a Co-op, lower schooling, there is a bus to the nearby Wollaston senior school and an award winning country park towards the edge of the village. EPC Rating Ordered, Council Tax Band D

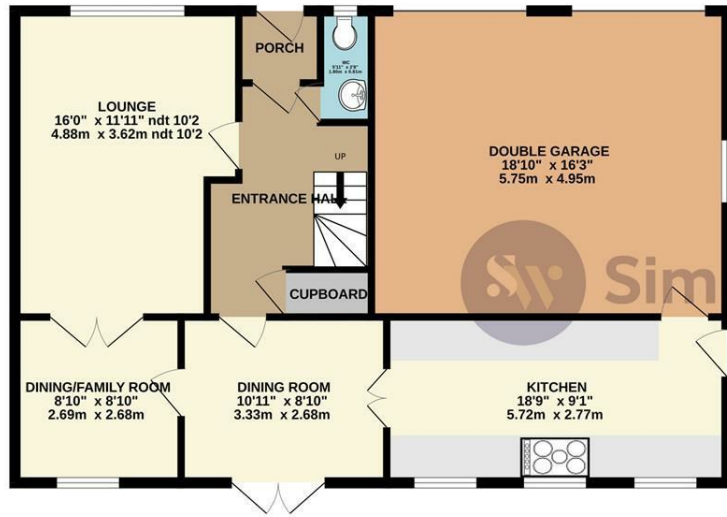


Offers In Excess Of £475,000

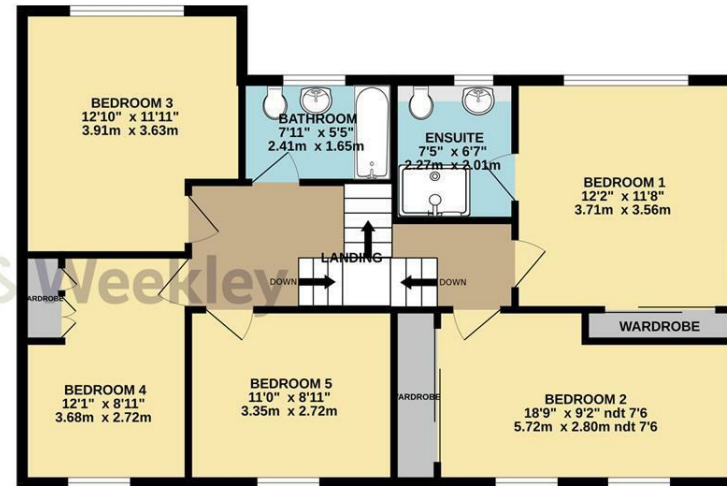
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GROUND FLOOR  
946 sq.ft. (87.9 sq.m.) approx.



1ST FLOOR  
850 sq.ft. (78.9 sq.m.) approx.



TOTAL FLOOR AREA : 1795 sq.ft. (166.8 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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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