



1 Wilby Park

Wellingborough, NN8 2UL



Simpson & Weekley

Located in the serene surroundings of Wilby Park, Wellingborough, this delightful two-bedroom park home offers a blend of comfort and convenience. Set on a generous plot, the property boasts ample outdoor space, with the benefit of 2 storage sheds and a greenhouse.

Upon entering, you will find a Lounge/Dining Room that provides a warm and welcoming atmosphere, ideal for both relaxation and entertaining guests. The well-appointed conservatory extends the living space, allowing for an abundance of natural light and a lovely view of the garden.

The home features two bedrooms, providing a peaceful retreat for rest. The master bedroom has the additional benefit of an en-suite shower room and dressing area. Both bathrooms, include modern fixtures. The property ensures that both residents and visitors can enjoy privacy and comfort. The property was redecorated in October 2025.

For those with vehicles, the property offers parking for up to three vehicles, to include a garage and off-road parking, making it convenient for family and friends.

This home is not just a residence, it is a lifestyle choice, offering a peaceful community atmosphere while still being close to local amenities. Whether you are looking to downsize or seeking a tranquil retreat, this property in Wilby Park is a wonderful opportunity not to be missed.

Ground Rent from April 2026 - £179 pcm.

Council Tax Band - A

EPC - Exempt

Asking Price £185,000



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, doors 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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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