



38 Evesham Close  
Wellingborough, NN8 2NT



**Simpson & Weekley**

Located in the desirable Evesham Close, Wellingborough, this extended three-bedroom detached house presents an excellent opportunity for families seeking a spacious and comfortable home. The property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests. The open plan kitchen and dining area create a warm and welcoming atmosphere, ideal for family gatherings and culinary adventures.

The accommodation comprises three well-proportioned bedrooms, with the master bedroom featuring an en-suite bathroom for added convenience and privacy. The additional two bedrooms are versatile and can be adapted to suit your needs, whether as children's rooms, guest spaces, or a home office.

With two bathrooms, including a downstairs W.C., this home is designed to accommodate the demands of modern living. The property also benefits from a garage and off-road parking for up to three vehicles, ensuring that parking is never a concern.

The outdoor space is equally appealing, providing a private area for relaxation and play. This home is not only a practical choice but also a delightful retreat in a friendly neighbourhood. With its excellent location and thoughtful layout, this property is sure to attract interest from those looking for a family home in Wellingborough. Do not miss the chance to make this charming house your new home.

Council Tax Band - D

EPC - Ordered

Offers In Excess Of £340,000



3



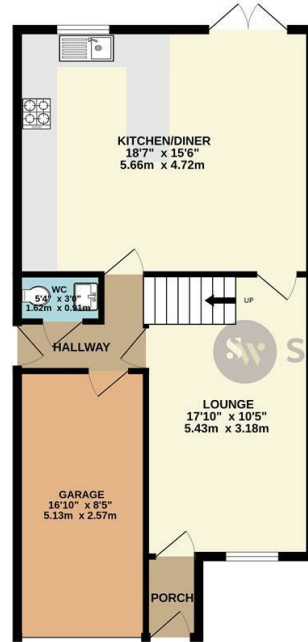
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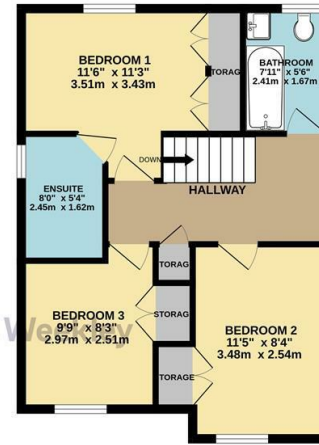
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GROUND FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA - 1186 sq.ft. (110.2 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.  
Made with Metreapp (2020).



### 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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