

3 Spey Close

**WELLINGBOROUGH
NN8 5ZE**

£270,000



- **DETACHED FAMILY HOME**
- **NO ONWARD CHAIN**
- **PART CONVERTED GARAGE**
- **LOVELY CONDITION**

- **THREE BEDROOMS**
- **OFF ROAD PARKING**
- **CONSERVATORY**
- **ENERGY EFFICIENCY RATING : D**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Located in the popular area of Spey Close, Wellingborough, this delightful detached home presents an excellent opportunity for families and individuals alike. With three bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout of the property is designed to maximise both space and functionality, making it a practical choice for modern living.

Situated in a lovely neighbourhood, this home benefits from a community atmosphere while still being conveniently located near local amenities, schools, and parks.

Whether you are looking to settle down or invest in a promising opportunity, this detached home in Wellingborough is certainly worth considering. Do not miss the chance to make this lovely property your own.

Ground Floor

Entrance Hallway

Enter via a UPVC double glazed front door into the entrance hallway with stairs rising to first floor, laminate flooring, double radiator and door to;

Lounge

16'0" x 12'4" (4.88 x 3.78)

Double glazed bay window to the front aspect with a feature fireplace and electric fire. Laminate flooring, double radiator and door to;

Kitchen/Diner

15'7" x 9'5" (4.75 x 2.88)

A range of floor and eyelevel Shaker style kitchen units with matching worktops and complementary tiling. One and a half bowl inset sink with drainer and mixer taps. Freestanding electric cooker with plumbing for washing machine and dishwasher. Built in storage cupboard and door to;

Utility Room/Study

8'5" x 8'0" (2.58 x 2.45)

Versatile room which could be a utility room/downstairs cloakroom or study with a glazed door leading to the rear garden and door leading into the part converted garage storage space.

Part Converted Garage

10'10" x 8'1" (3.32 x 2.48)

Part converted garage/storage space with an up and over garage door, eaves storage and fitted with power and light.

Conservatory

9'6" x 9'1" (2.91 x 2.78)

Brick and Upvc built conservatory with double glazed French doors leading into the garden with laminate flooring.

First Floor

First Floor Landing

First floor landing with a double glazed window to the side aspect, loft access and a built in airing cupboard.

Bedroom One

12'4" x 8'9" (3.77 x 2.67)

Double glazed window to the front aspect, built-in double wardrobes and a radiator.

Bedroom Two

9'9" x 8'11" (2.98 x 2.72)

Double glazed window to the rear aspect, radiator and a built-in storage cupboard.

Bedroom Three

9'4" x 6'6" (2.85 x 2)

Double glazed window to the front aspect and a radiator.

Family Bathroom

A modern three-piece suite comprising a WC, pedestal wash basin and a bath with shower over and shower screen. Tiling to water sensitive areas with a double glazed obscure window to the rear aspect and an upright chrome radiator.

Externally

Front Garden

Mainly laid to lawn and stocked with mature bushes and shrubs with a driveway for off-road parking.

Rear Garden

Enclosed rear garden mainly laid to lawn with a patio area and gated side access. Garden is stocked with mature bushes, trees and shrubs.

Local Information

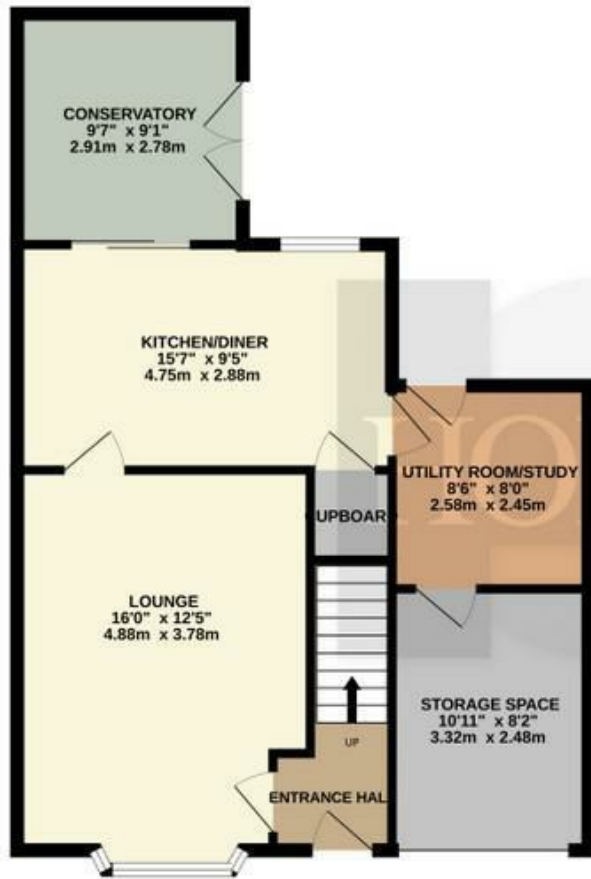
Wellingborough

Spey Close in Wellingborough is a quiet residential area, ideal for families and professionals seeking a peaceful setting with easy access to local amenities. The neighbourhood benefits from nearby primary and secondary schools, making it popular with young families. Shopping facilities are close by, including supermarkets and Wellingborough town centre with its mix of high-street and independent shops. Excellent road links via the A45 and A509 connect residents to Northampton, Milton Keynes, and beyond, while Wellingborough train station offers direct services to London St Pancras. Local parks, leisure centres, and community services add to the area's convenience and appeal.

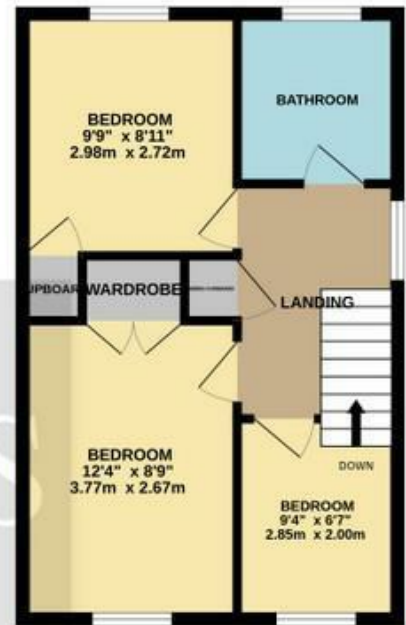




GROUND FLOOR
649 sq ft. (60.2 sq.m.) approx.



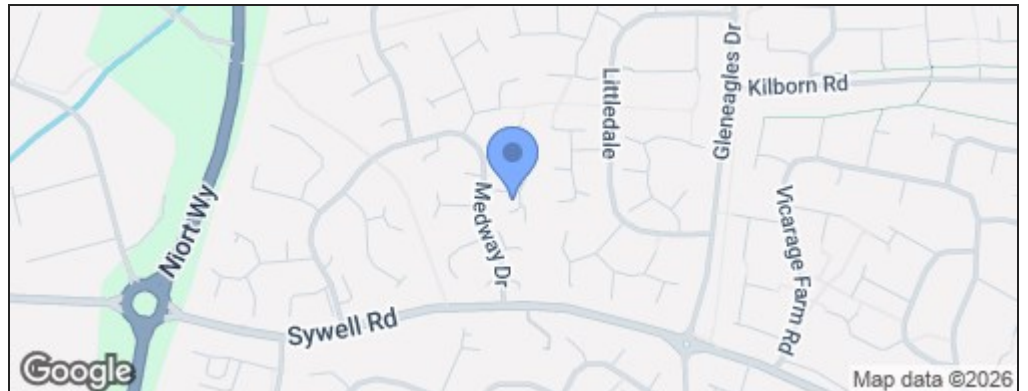
1ST FLOOR
395 sq ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, 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			81
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.