



2 Spencelayh Close

Wellingborough, Northamptonshire NN8 4UU



**Simpson & Weekley**

Welcome to this extended stunning four-bedroom detached house located on Spencelayh Close in Wellingborough. This property offers a perfect blend of modern living and comfort, making it an ideal family home.

As you enter, you are greeted by a generous reception room that provides a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet family evenings. The spacious kitchen and dining room is a highlight of the home, featuring contemporary fittings and ample space for dining with a centralised breakfast bar, making it the heart of the house. Additionally, a convenient utility room adds to the practicality of the layout, ensuring that daily chores are easily managed.

The property boasts four well-proportioned bedrooms, with the large master bedroom featuring an en-suite bathroom and fitted wardrobes, providing a private retreat for relaxation. The additional bedrooms are spacious and can be adapted to suit your family's needs, whether as children's rooms, guest rooms, or a home office.

Outside, you will find a fully enclosed rear garden which is mainly laid to lawn with a paved patio area. The front of the property benefits from off-road parking, ensuring that you have a secure and convenient space for your vehicles. The surrounding area is peaceful and family-friendly, making it an excellent choice for those seeking a tranquil lifestyle while still being close to local amenities.

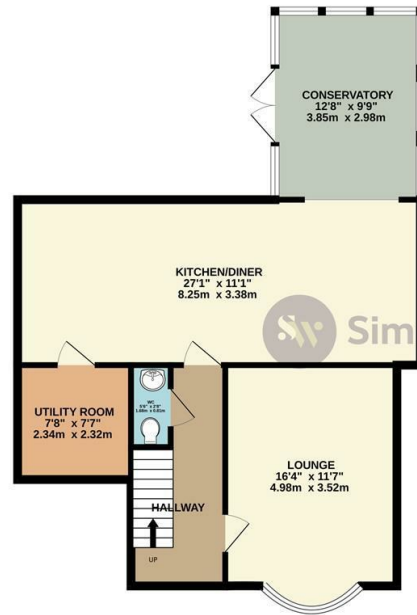
This detached house is not just a property; it is a place where memories can be made. With its modern design and thoughtful features, it is ready to welcome its new owners. Do not miss the opportunity to make this beautiful house your home.

Council Tax Band E  
EPC ordered 65/D

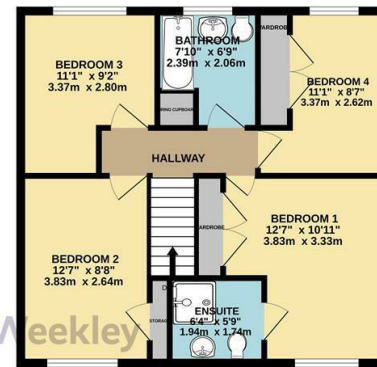
Offers Over £400,000



GROUND FLOOR  
754 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA: 1334 sq.ft. (123.9 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 Metropix ©2020



### 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>	65	71
(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	



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
&Weekley**

Making Every  
Journey Personal



01933 224953

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

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

33 Sheep Street, Wellingborough, Northants, NN8 1BS