



44 Kirtley Road
Wellingborough, NN8 1TB



Simpson & Weekley

Situated in the desirable Stanton Cross area of Wellingborough, this charming semi-detached house on Kirtley Road offers a perfect blend of modern living and comfort. The property features a well-designed open plan lounge and kitchen on the ground floor, complete with integrated appliances that make cooking and entertaining a delight.

The ground floor also includes a convenient downstairs cloakroom, enhancing the practicality of the space. Ascending to the first floor, you will find two generously sized double bedrooms, providing ample room for relaxation and rest. A well-appointed bathroom serves this level, ensuring that all your needs are met.

Outside, the property boasts a private enclosed rear garden, which is an ideal spot for enjoying sunny days. The garden features both a patio area for outdoor dining and a grassy section, perfect for children to play or for gardening enthusiasts to cultivate their green thumb.

Additionally, the property offers parking for two vehicles to the side of the property, a valuable asset in today's busy world. This semi-detached house is not just a home; it is a lifestyle choice, situated in a community that is both welcoming and vibrant. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to enjoy comfortable living in a sought-after location.

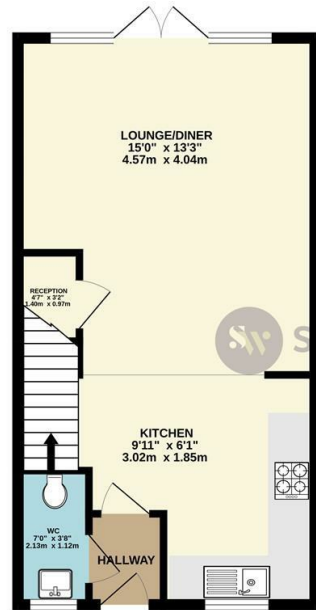
Council Tax Band: B

EPC Rating: 83B

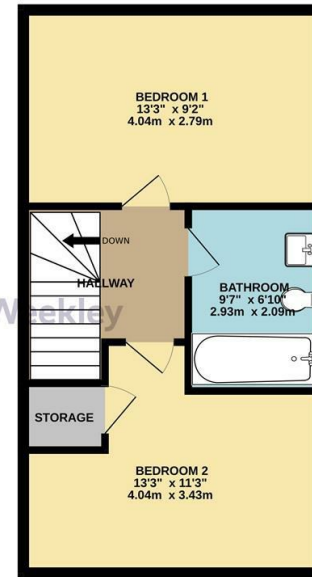
Price £240,000



GROUND FLOOR
455 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 906 sq.ft. (84.2 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 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 Metropack C3D20.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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