



25 Leys Road
Wellingborough, NN8 1PN



Simpson & Weekley

Situated on Leys Road in Wellingborough, this delightful mature two-bedroom terraced house offers a perfect blend of comfort and modern living. Upon entering, you are greeted by a hallway that leads to two inviting reception rooms, ideal for both relaxation and entertaining guests. The addition of a conservatory enhances the living space, providing a bright and airy area to utilise for further relaxation/living space.

The newly fitted kitchen is a standout feature, equipped with built-in appliances that cater to all your culinary needs. This contemporary space is both functional and stylish, making meal preparation a pleasure. For added convenience, the property also boasts a downstairs W.C., ensuring that guests and residents alike have easy access to facilities.

The first bedroom is generously sized and benefits from built-in storage, providing ample space for your belongings while maintaining a tidy appearance. The second bedroom, is equally charming and can serve as a guest room, home office, or children's room.

This terraced house is not only a comfortable home but also a fantastic opportunity for first-time buyers or those looking to downsize. With its prime location in Wellingborough, you will find yourself within easy reach of local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. Don't miss the chance to make this lovely property your new home.

Council Tax Band A
EPC 65D

Asking Price £189,995



2



1

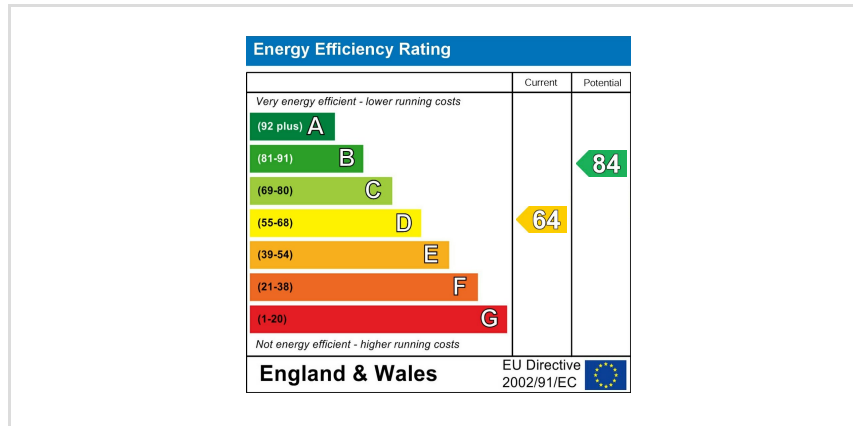


3





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 MyPlan 12/20



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

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

33 Sheep Street, Wellingborough, Northants, NN8 1BS