



1 Leighton Close
Wellingborough, NN8 4SX



Simpson & Weekley

Situated in the area of Leighton Close, Wellingborough, this impressive four-bedroom detached modern property offers a perfect blend of comfort and contemporary living. Upon entering, you will find a welcoming atmosphere that is enhanced by the spacious layout and thoughtful design.

The ground floor features a convenient cloakroom, ideal for guests and family alike. The property boasts two well-proportioned reception rooms, providing ample space for relaxation and entertaining. Whether you are hosting a dinner party or enjoying a quiet evening in, these versatile living areas cater to all your needs.

The exterior of the home is equally appealing, with both front and rear gardens that offer a delightful outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. The property also includes a garage and off-street parking, ensuring that you have plenty of space for vehicles and storage.

This modern residence is perfect for families seeking a comfortable and stylish home in a friendly neighbourhood. With its excellent amenities and transport links nearby, this property is not to be missed. Embrace the opportunity to make this charming house your new home.

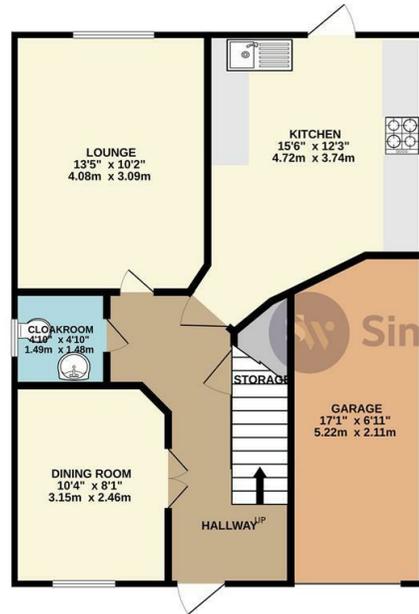
Council Tax Band E
EPC 74/C

Asking Price £349,500

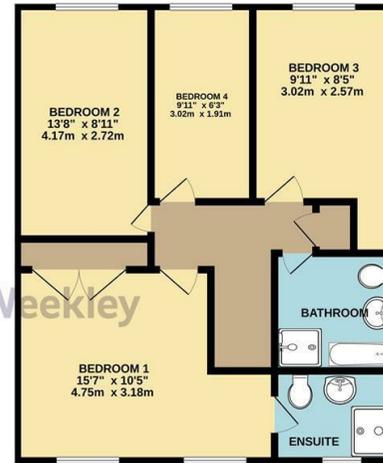
 4  2  2



GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 1082 sq.ft. (100.5 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 C2026



Energy Efficiency Rating

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

Current rating: 74 (Green arrow pointing left)
Potential rating: 78 (Green arrow pointing right)



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