



14 Pinnels Road  
Wellingborough, NN8 6BF



**Simpson & Weekley**

Positioned on Pinnels Road in the town of Wellingborough, this immaculate end-terrace house presents an excellent opportunity for first-time buyers. Spanning an impressive 914 square feet, the property boasts three generously sized bedrooms, making it ideal for families or those seeking extra space.

Upon entering, you are welcomed into a bright and airy open lounge diner, perfect for both relaxation and entertaining. The layout encourages a warm and inviting atmosphere, allowing for seamless interaction with family and friends. The well-appointed cloakroom adds to the convenience of this delightful home.

Outside, the property offers parking for two vehicles, a valuable feature in today's market. The location is particularly appealing, providing easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach.

This end-terrace house is not only in immaculate condition but also represents a fantastic opportunity to establish a comfortable and stylish home in a great location. Whether you are starting your journey into homeownership or looking for a property that combines space and convenience, this residence is sure to meet your needs. Do not miss the chance to make this lovely house your new home.

EPC : 85/B

Council Tax Band C

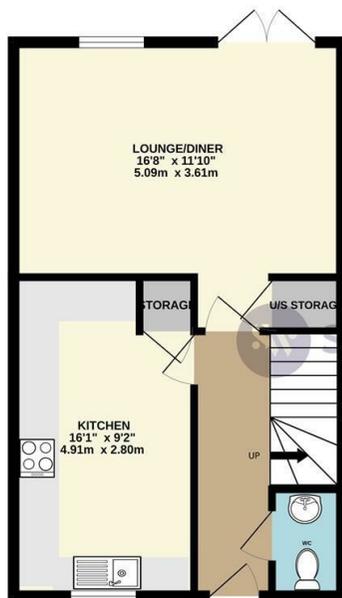
£200 per year Estate Charges

Offers In Excess Of £280,000

 3     2     1



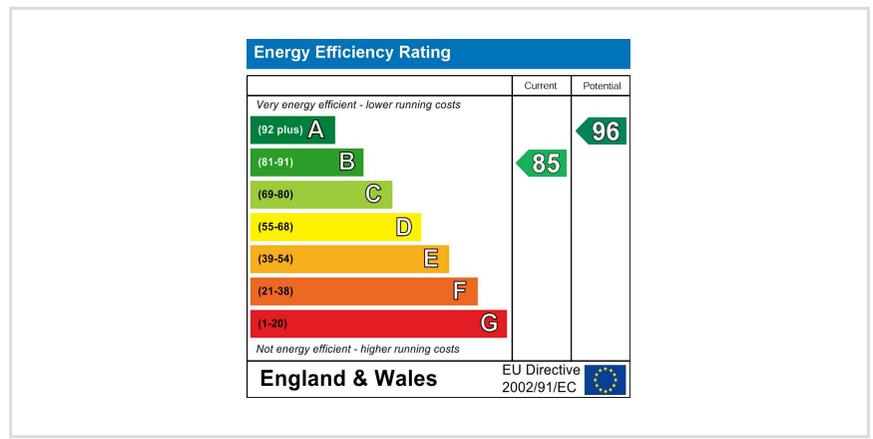
GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 914sq.ft. (84.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
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01933 224953

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

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

33 Sheep Street, Wellingborough, Northants, NN8 1BS