



28 The Banks  
Wellingborough, NN9 5YX



**Simpson & Weekley**

Nestled in the desirable area of The Banks, this charming semi-detached house presents an excellent opportunity for families and professionals alike. This extended three-bedroom property boasts a spacious and inviting open plan kitchen and dining room, perfect for entertaining guests or enjoying family meals. The modern design allows for a seamless flow of light and space, creating a warm and welcoming atmosphere.

Convenience is key, with a downstairs cloakroom adding practicality to daily living. The property also features a garage and off-road parking, ensuring that you will never have to worry about finding a space for your vehicle.

Step outside to discover a private lawned rear garden, an ideal setting for children to play or for hosting summer barbecues with friends. This outdoor space offers a peaceful retreat from the hustle and bustle of everyday life, allowing you to unwind in your own little oasis.

With its excellent cul de sac location, this property is well-connected to local amenities, schools, and transport links, making it a perfect choice for those seeking both comfort and convenience. This semi-detached house is not just a place to live; it is a place to call home. Don't miss the chance to make this delightful property your own.

Council Tax Band C  
EPC: D

Offers In Excess Of £240,000

 3  1  3



GROUND FLOOR  
361 sq ft. (33.5 sq m.) approx.

1ST FLOOR  
490 sq ft. (45.5 sq m.) approx.



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TOTAL FLOOR AREA: 851 sq ft. (79.0 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 Metreplan (2008)



### 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	67	83
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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