



31 Pentelow Way  
Wellingborough, NN9 6XD



**Simpson & Partners**





Set on a corner plot is this three bedroom town house with the bonus of en-suite and dressing room to the master bedroom. Situated on the edge of the market town of Raunds with lovely countryside walks on your doorstep and a short walk into the centre and all amenities available. Further benefits include off road parking for two cars and enclosed garden to the rear. Enter the property into the hallway with stairs rising to the first floor and doors to: downstairs wc, kitchen/dining room fitted with ample storage and built in appliances, living room set to the rear having patio doors leading out to the Garden. To the second floor are two bedrooms with views over open fields beyond and family bathroom. To the second floor is a master bedroom with dressing area and en-suite shower room. The property sits on a corner plot with lawn garden and allocated parking for 2 cars, gated access to the rear garden. The rear garden is enclosed with timber fencing, patio area set immediately to the rear of the property and lawn with pathway to timber shed. Viewing is highly recommended to appreciate the location of this well presented home. Council Tax Band C. EPC Rating B.



Price £285,000

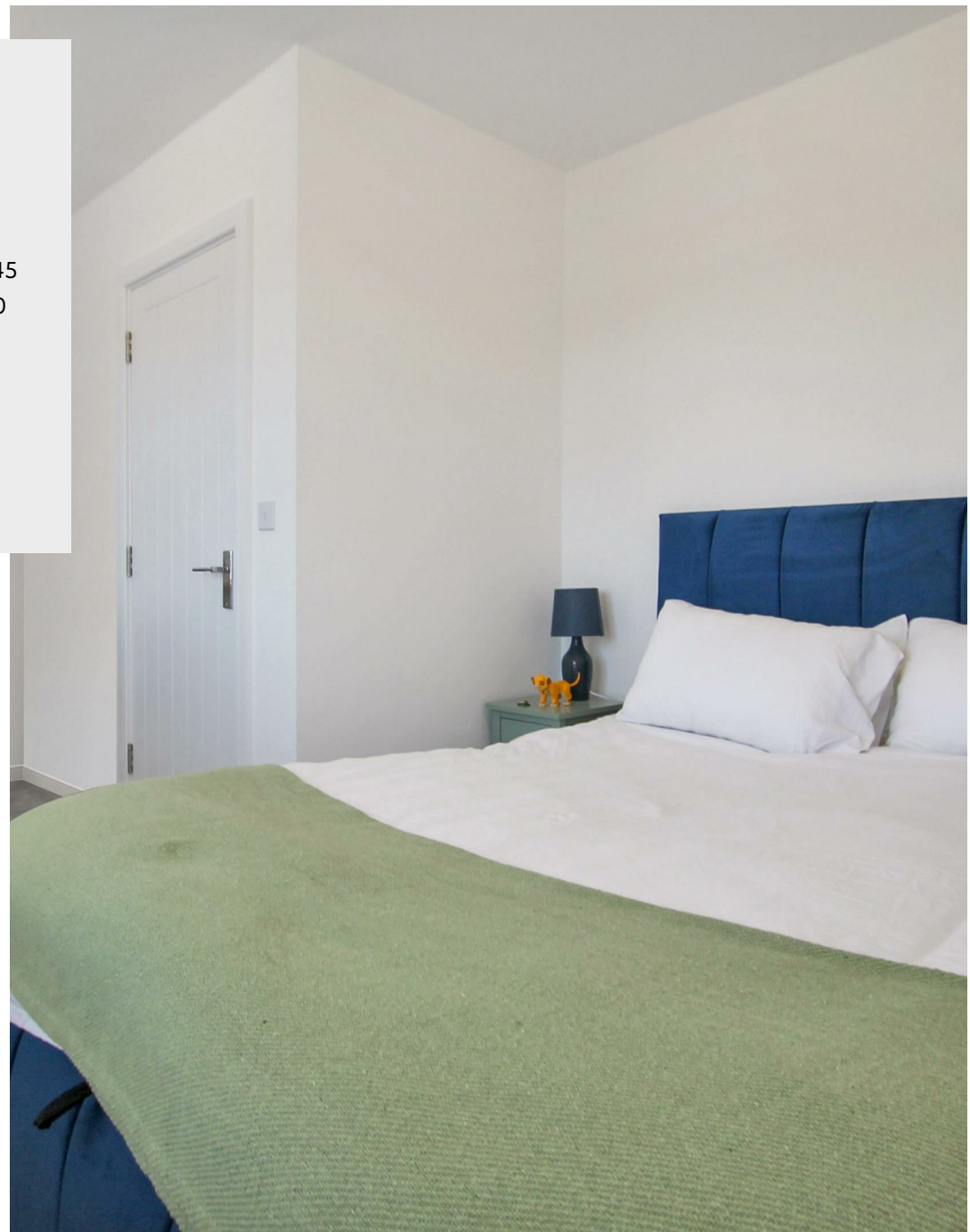




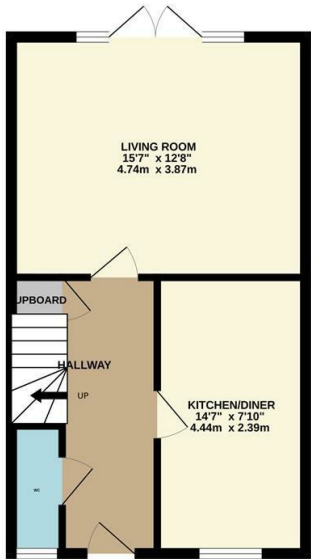


Raunds is a small market town with many amenities to include, shops, restaurants, cafes, schooling, doctors and dentist.

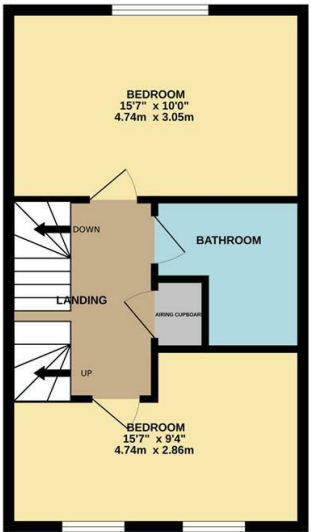
The new Rushden Lakes development is a 15 minutes drive offering many recreational facilities along with country and riverside walks. Stanwick Lakes are also close by providing many country walks and cycle paths. The major road network links of the A45 and A14 are close by giving easy access to M1/M6. The train stations are also within 20 minutes drive giving access to London in under an hour.



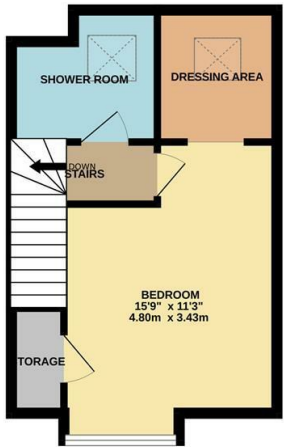
GROUND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



2ND FLOOR  
302 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 1149 sq.ft. (106.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given.  
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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