



2 Croyland Road
Wellingborough, NN8 2LB



Simpson & Weekley

Located on the desirable Croyland Road in Wellingborough close to both the Wrenn and Wellingborough Schools, this exceptional five-bedroom detached property offers a perfect blend of space, comfort, and modern living. Upon entering, you are greeted by three generous reception rooms, providing ample space for both relaxation and entertaining. The layout is thoughtfully designed, ensuring that each room flows seamlessly into the next.

The property boasts five well-proportioned bedrooms, including two with their own ensembles, making it ideal for families or those who enjoy hosting guests. In addition to the ensembles, there is a stylish family bathroom, ensuring convenience for all residents.

Outside, the property features an enclosed garden, predominantly laid to lawn, which offers a safe and private space for children to play or for adults to unwind. A lovely patio area complements the garden, perfect for al fresco dining or enjoying a morning coffee in the sun.

For those with vehicles, the property includes parking for two vehicles, along with a single garage, providing additional storage or parking options. For commuters, this property is within walking distance to the Train Station. This home is not just a place to live; it is a sanctuary that combines practicality with elegance, making it a must-see for anyone seeking a spacious family home in a sought-after location.

Council Tax Band: F

EPC: Ordered

Asking Price £475,000



5



3



3

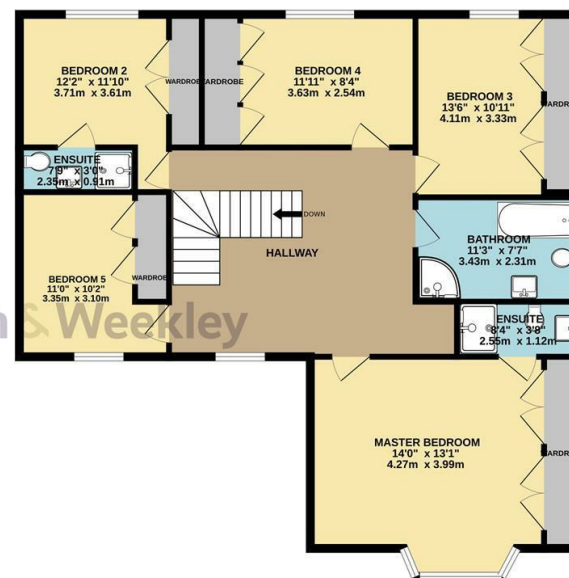


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GROUND FLOOR
856 sq.ft. (79.5 sq.m.) approx.



1ST FLOOR
1102 sq.ft. (102.3 sq.m.) approx.



TOTAL FLOOR AREA : 1958 sq.ft. (181.9 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.
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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	



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