



47 Melton Road
Wellingborough, NN8 1PU



Simpson & Weekley

Situated on Melton Road in the town of Wellingborough, this mid-terrace house offers a perfect blend of comfort and convenience. This property is ideally situated within walking distance of both the train station and the bustling town centre, making it an excellent choice for commuters and families alike.

As you step inside, you are welcomed by a spacious lounge that flows seamlessly into a dining area, creating an inviting space for relaxation and entertaining. The well-appointed kitchen is conveniently located adjacent to the dining area, ensuring that meal preparation is both practical and enjoyable. Additionally, a downstairs WC adds to the functionality of the ground floor.

The first floor of the home features two generously sized double bedrooms, providing ample space for rest and relaxation. A single bedroom is also present, making it an ideal setting for a child's room, guest room, or home office. The family bathroom is thoughtfully designed to cater to the needs of the household.

This property is perfect for those seeking a comfortable family home in a vibrant community. With its prime location and spacious layout, it presents an excellent opportunity for both first-time buyers and those looking to invest in a property with great potential. Don't miss the chance to make this lovely house your new home.

Council Tax Band: A

EPC Rating: 66/D

Offers Over £190,000



3



1



2



Simpson & Weekley

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