



52 Woodlands Road  
Wellingborough, NN29 7BU



**Simpson & Weekley**

Situated on the popular Woodlands Road in the village of Irchester, with views over fields from the front is this impressively extended, five bedroom detached family home. Built by the highly reputable builder 'Messrs Alfred Underwood' and set on an enviable corner plot, the property has been extended to both floors to now offer five double bedrooms to the first floor with an en-suite to the master bedroom and additional reception rooms to the ground floor. There is also parking for several cars and access to an integral double garage. The accommodation in brief comprises entrance porch and hallway, cloakroom, lounge with double doors to a separate sitting room, dining room with French doors to the garden and an extended kitchen with an abundance of cupboards and worktop space completes the ground floor accommodation. to the first floor the split staircase leads you to the east or west side of the house, there is a family bathroom, five bedrooms all capable of accommodating a double bedroom and an en-suite to the master bedroom. Externally there is still a family sized rear garden that wraps around the side of the property and a gravelled front garden where there is ample parking for family and visitors alike and access to the integral double garage. Irchester is a village with a Co-op, lower schooling, there is a bus to the nearby Wollaston senior school and an award winning country park towards the edge of the village. EPC Rating Ordered, Council Tax Band D



Offers In Excess Of £500,000



5



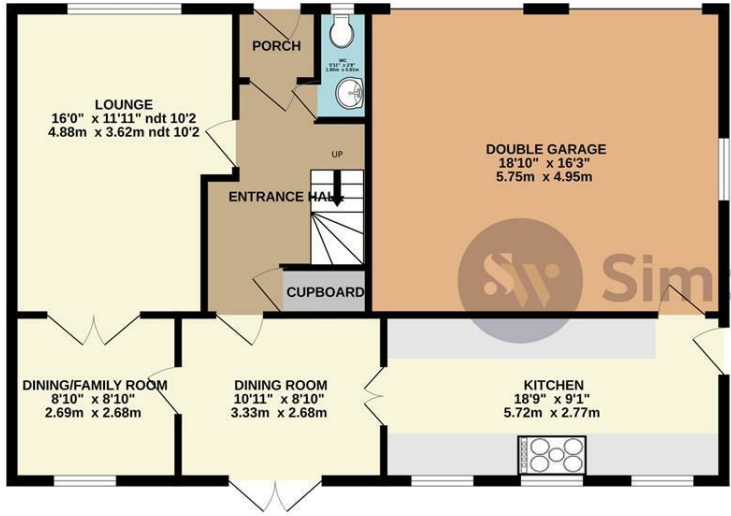
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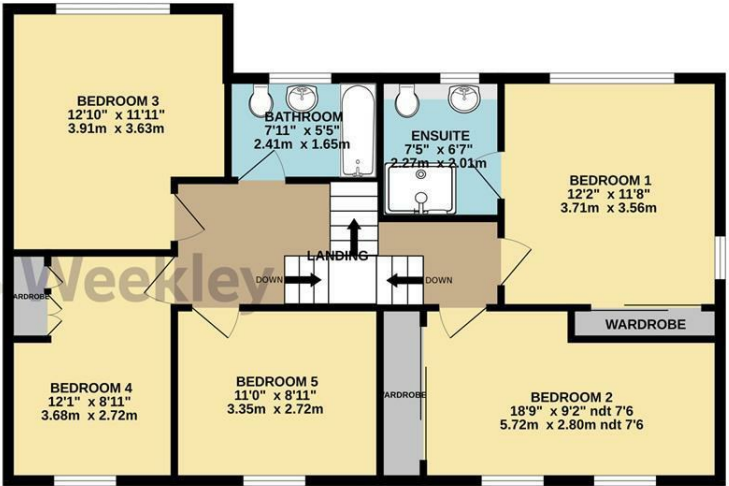
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GROUND FLOOR  
946 sq.ft. (87.9 sq.m.) approx.



1ST FLOOR  
850 sq.ft. (78.9 sq.m.) approx.



TOTAL FLOOR AREA : 1795 sq.ft. (166.8 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) <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		
England & Wales	EU Directive 2002/91/EC	



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