



10 Wellingborough Road
Little Harrowden, Wellingborough NN9 5BE



Simpson & Partners

**** NO CHAIN ****

Upon entering, you are welcomed by a generous entrance hallway providing access to a convenient ground floor W/C. The heart of the home is the stunning open-plan living space, seamlessly combining the living room, dining area and kitchen — perfect for modern family life and entertaining. Patio doors open directly onto the rear garden, flooding the space with natural light. The contemporary kitchen is fitted to a high specification and features a range of high-end integrated appliances, sleek cabinetry and ample worktop space.

The first floor offers four well-proportioned bedrooms. Two bedrooms benefit from built-in wardrobes, while the impressive principal bedroom features fitted storage and a stylish en-suite shower room complete with a large walk-in shower. The family bathroom is beautifully appointed and includes a luxurious chrome therapy bath with shower over.

To the rear, the property boasts a good-sized private garden, offering a wonderful sense of peace and privacy. To the front, there is ample off-road parking for multiple vehicles and car charging point.

This superb family home combines modern design, spacious accommodation and a desirable village setting — an early viewing is highly recommended.

£450,000



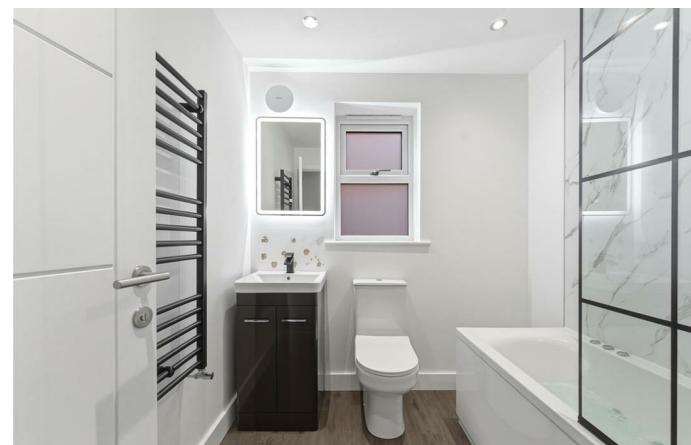
4



2

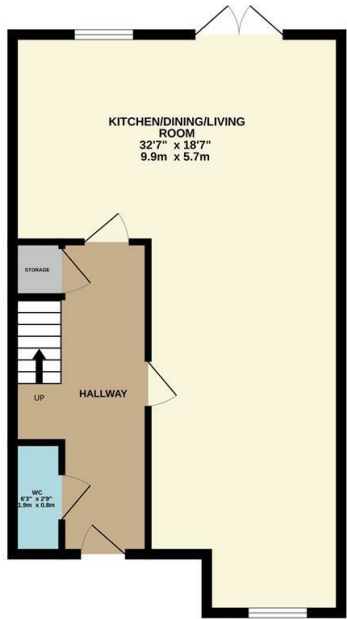


2

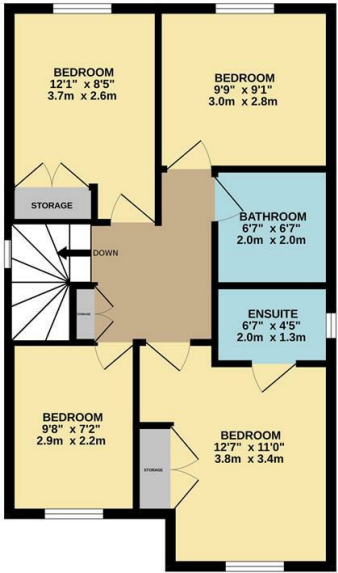


Simpson & Partners

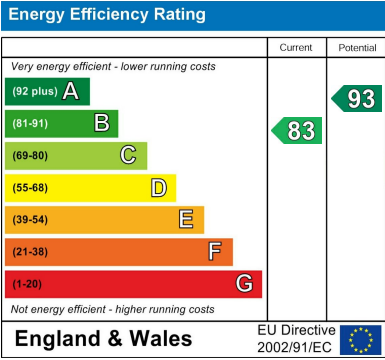
GROUND FLOOR



1ST FLOOR



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 Metrepack C3202.



When you buy with Simpson and Partners, 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
& Partners**

Making Every
Journey Personal



01536 518200

kettering@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

1 Silver Street, Kettering, Northants, NN16 0BN