



63 John Gray Road  
Wellingborough, NN29 7TX



**Simpson & Weekley**

Located at the end of a tranquil cul-de-sac on John Gray Road in the charming village of Great Doddington, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms and a generous living space of 838 square feet, this property is ideal for families or those seeking a peaceful retreat.

The open-plan living and dining area creates a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. Natural light floods the space, enhancing the sense of openness and warmth. The property also features a driveway, providing off road, along with a garage for additional storage or parking needs.

Great Doddington is a picturesque village that boasts a local shop, a welcoming pub, and a charming church, all within easy reach. This community-oriented location offers a delightful lifestyle, combining the tranquility of village life with the convenience of nearby amenities.

Whether you are looking to settle down in a friendly community or seeking a comfortable family home, this semi-detached house on John Gray Road presents an excellent opportunity. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your new home.

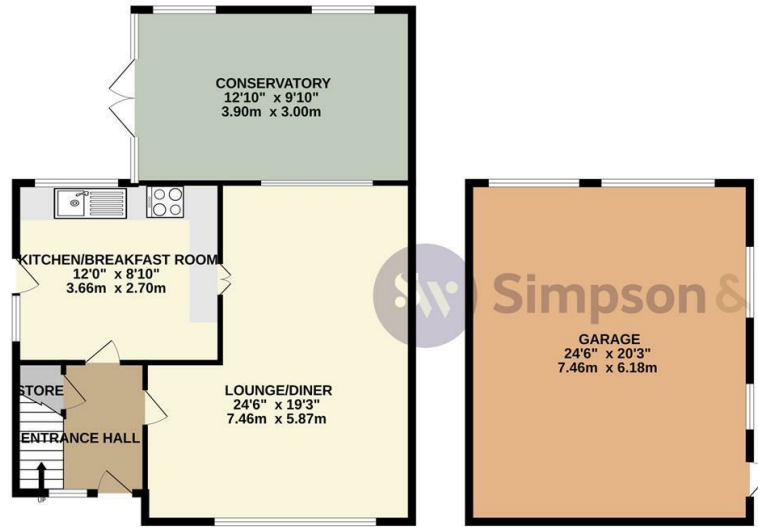
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£1,300 Per Month

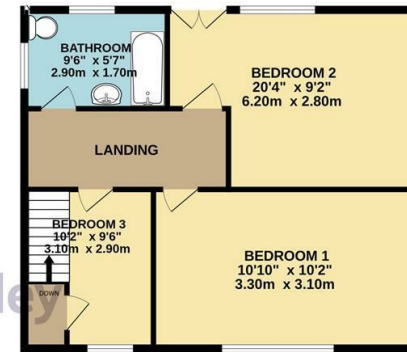
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GROUND FLOOR  
1427 sq.ft. (132.6 sq.m.) approx.



1ST FLOOR  
699 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 2126 sq.ft. (197.5 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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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