



15 Fotheringhay Road
Wellingborough, NN8 1FN



Simpson & Weekley

Situated in Fotheringhay Road in Wellingborough, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and modern living. Spanning an impressive 851 square feet, the property is designed to cater to the needs of families and professionals alike.

Upon entering, you are welcomed into a spacious lounge/diner, which features double doors that open directly into the garden, creating a seamless connection between indoor and outdoor spaces. The fitted kitchen is well-equipped, making it a joy for any home cook to prepare meals and entertain guests.

The property boasts three well-proportioned bedrooms, with the master bedroom benefiting from an ensuite bathroom, providing a private retreat for relaxation. In addition to the ensuite, there is a second bathroom, ensuring ample facilities for family and guests.

This home is not only stylish but also energy-efficient, featuring solar panels and an air source heat pump, which contribute to lower energy bills and a reduced carbon footprint. For those with electric vehicles, an EV charging point is conveniently installed, making this property a forward-thinking choice for modern living.

Outside, the property offers off-road parking for two vehicles, a valuable asset in today's busy world. The garden provides a lovely space for outdoor activities, gardening, or simply enjoying the fresh air.

In summary, this semi-detached house on Fotheringhay Road is a wonderful opportunity for anyone seeking a comfortable, energy-efficient home in Wellingborough. With its modern amenities and thoughtful design, it is sure to impress.

Council Tax Band - C

EPC - 95A

Green Fees - Approx £250 pa (to be confirmed by Solicitors)

Asking Price £285,000



3



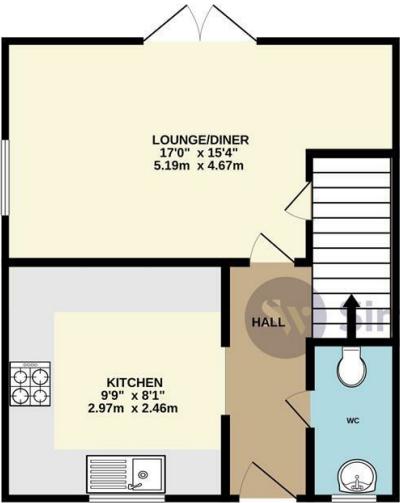
2



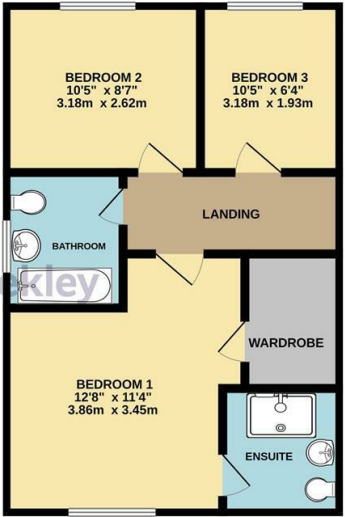
1



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 Metropix C2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	95
(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	



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