



24 Alexander Road
Wellingborough, NN9 5UY



Simpson & Partners

Situated in a pleasant and sought-after position within the popular town of Irthlingborough, this well-presented three-bedroom semi-detached home is offered to the market for sale. The property enjoys a convenient location within comfortable walking distance of local schools, shops and a range of everyday amenities, making it an ideal choice for families and professionals alike.

The accommodation is well arranged and comprises an inviting entrance hall, a spacious living room and a dining room featuring doors that open out onto the rear garden, creating a lovely space for both everyday living and entertaining. The kitchen is complemented by a useful utility area and a ground floor cloakroom/WC.

To the first floor, the property offers three well-proportioned bedrooms along with a family shower room and a separate WC. Externally, the home benefits from an enclosed rear garden, predominantly laid to lawn, providing a pleasant and private outdoor space.

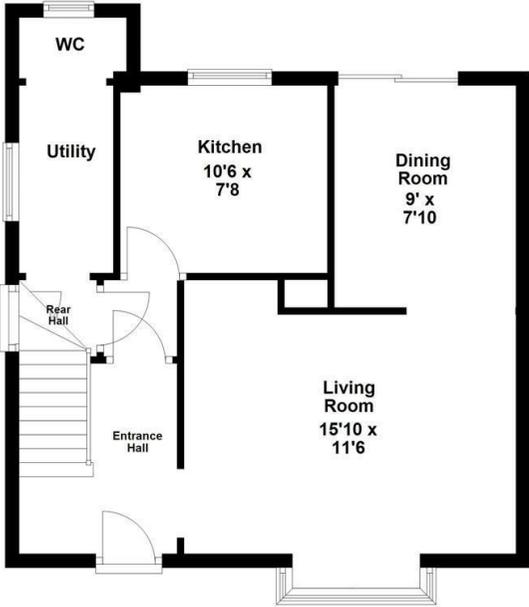
Early viewing is highly recommended to fully appreciate the location and accommodation on offer. Energy rating to be confirmed.



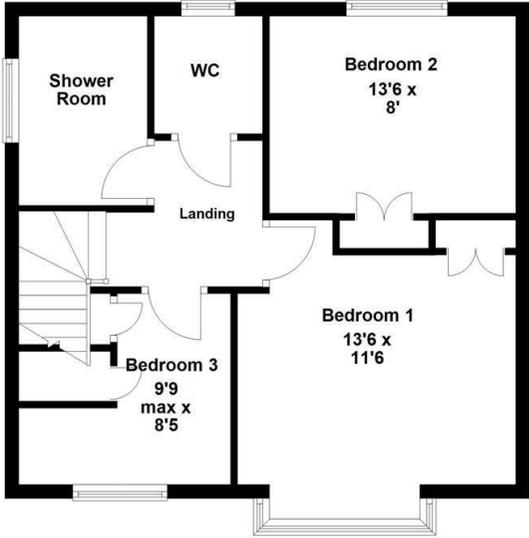
£230,000



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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