



18 Rectory Close
Wellingborough, NN9 6QR



Simpson & Partners

Offered to the market with no upward chain is this beautifully presented three-bedroom semi-detached home situated in a highly sought-after village location. This attractive property offers well-proportioned living accommodation, combining modern comfort with a welcoming, homely feel. The ground floor features a bright and spacious lounge, a stylish fitted kitchen with ample dining space, and views over the rear garden—ideal for both everyday living and entertaining.

Upstairs, there are three generously sized bedrooms along with a well-appointed family bathroom to include a bath and a separate shower, all finished to a high standard.

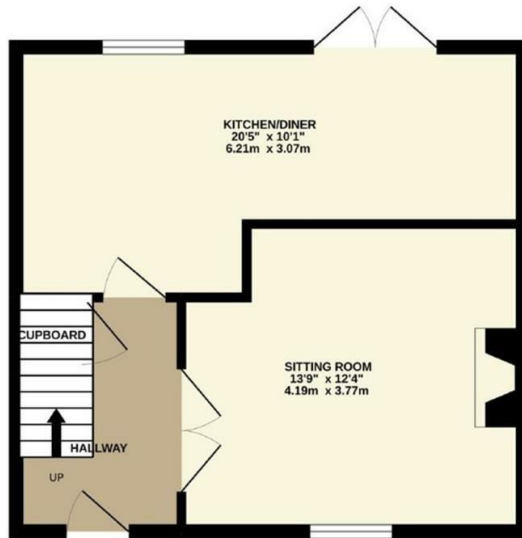
Outside, the property benefits from an enclosed rear garden, perfect for relaxing or family use, as well as a garage and extensive off-road parking to the front for multiple vehicles, providing convenience and practicality. Set within a desirable and peaceful village setting, yet within easy reach of local amenities and transport links, this home is ideal for families, professionals, or anyone seeking a balance between countryside charm and modern living.



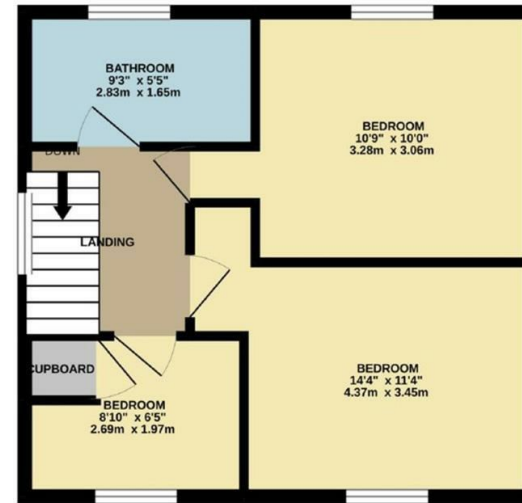
£290,000



GROUND FLOOR
390 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(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	



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