



31 Centenary Way
Wellingborough, NN9 6UL



Simpson & Partners

31 Centenary Way

3 2 1



About the Property

Situated in a popular residential location, this well-presented three-bedroom detached home offers modern accommodation ideal for families, first-time buyers, or those looking to upsize.

Upon entering the property, you are welcomed into a spacious open-plan lounge, kitchen and dining area, creating the perfect space for both everyday living and entertaining. The ground floor also benefits from a convenient guest WC and a courtesy door providing access to the integral garage, which is currently utilised as a home gym but offers excellent versatility to suit a variety of needs, including additional storage, a workshop or home office.

To the first floor are three generously sized bedrooms and a family bathroom. The principal bedroom has an en-suite shower facilities.

Outside, the rear garden has been designed with low maintenance in mind, featuring a decking area, artificial lawn and enclosed fencing, along with gated side access to the front of the property. To the front, a driveway provides off-road parking for two vehicles and leads to the integral garage.

This fantastic home combines stylish, practical living with versatile accommodation and is ready to move straight into. Early viewing is highly recommended. Call today to arrange your viewing.

Offers In Excess Of £275,000



Entrance Hall

Lounge

Kitchen/Diner

Landing

Bedroom One

En-Suite

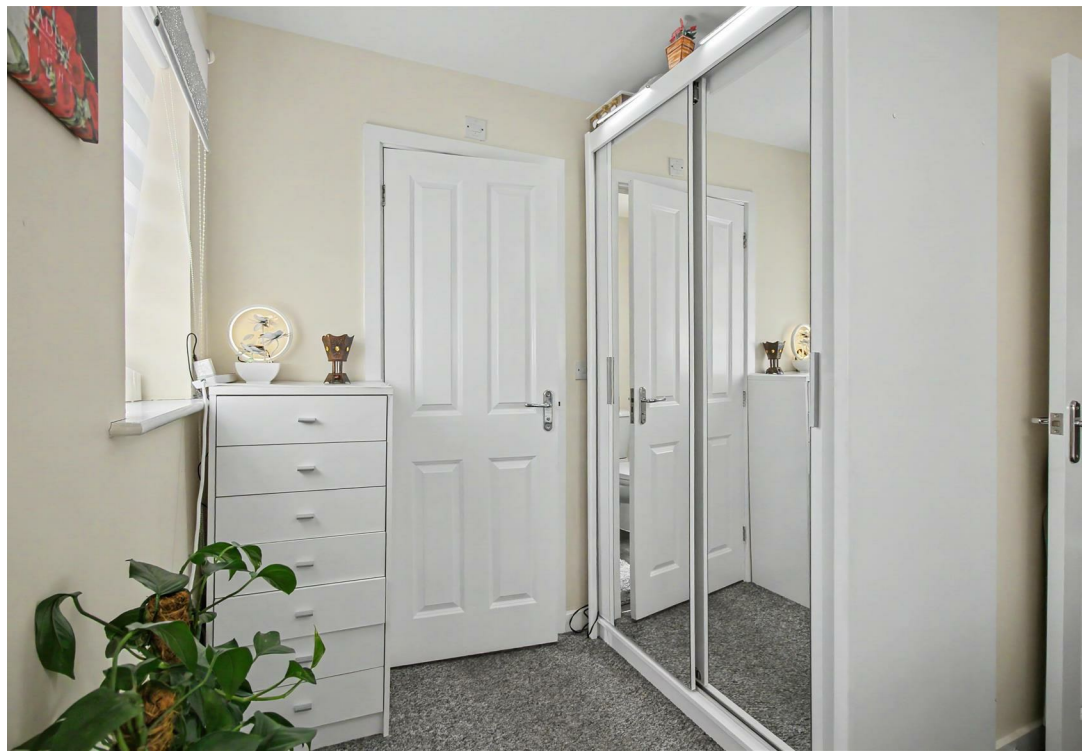
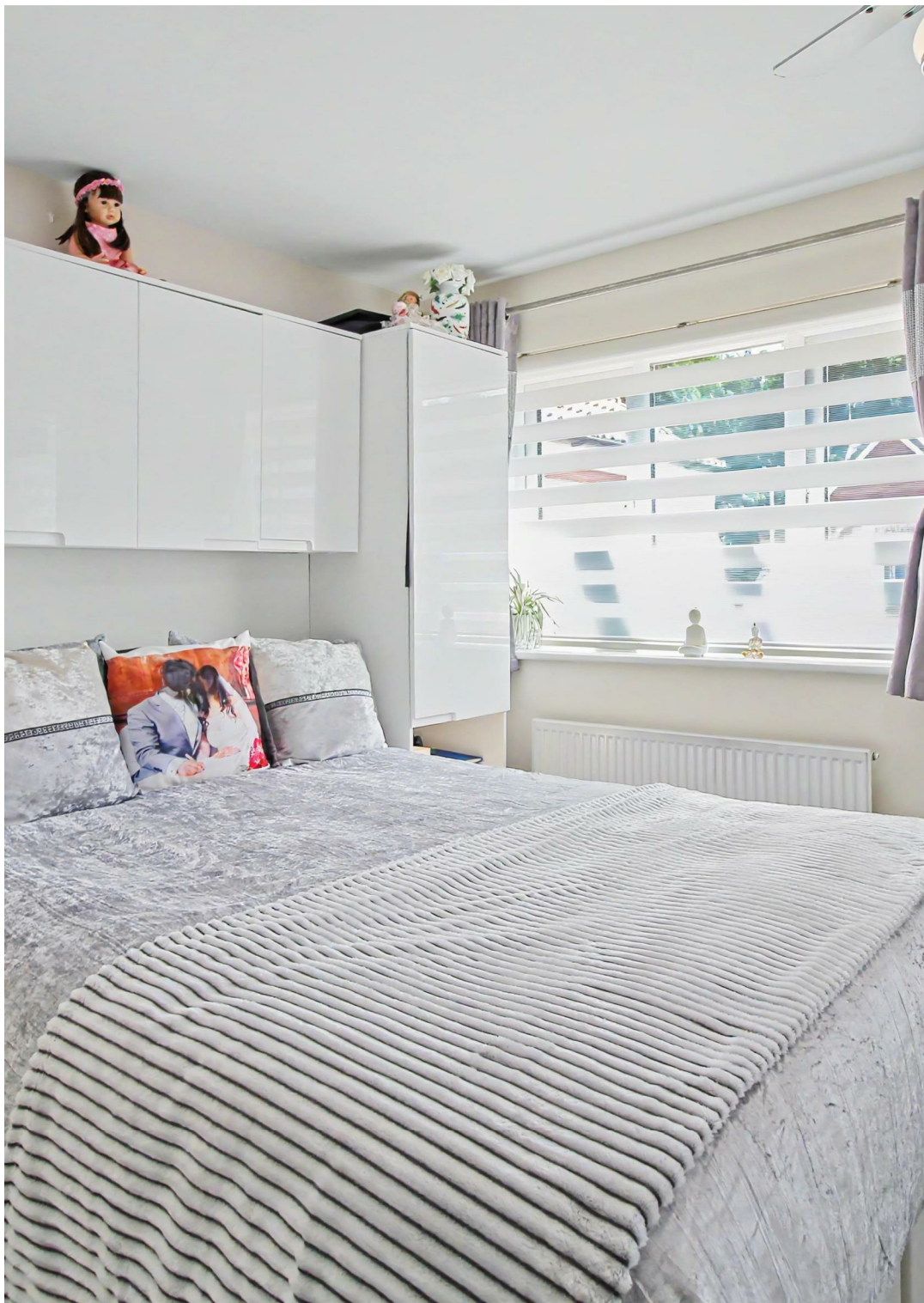
Bedroom Two

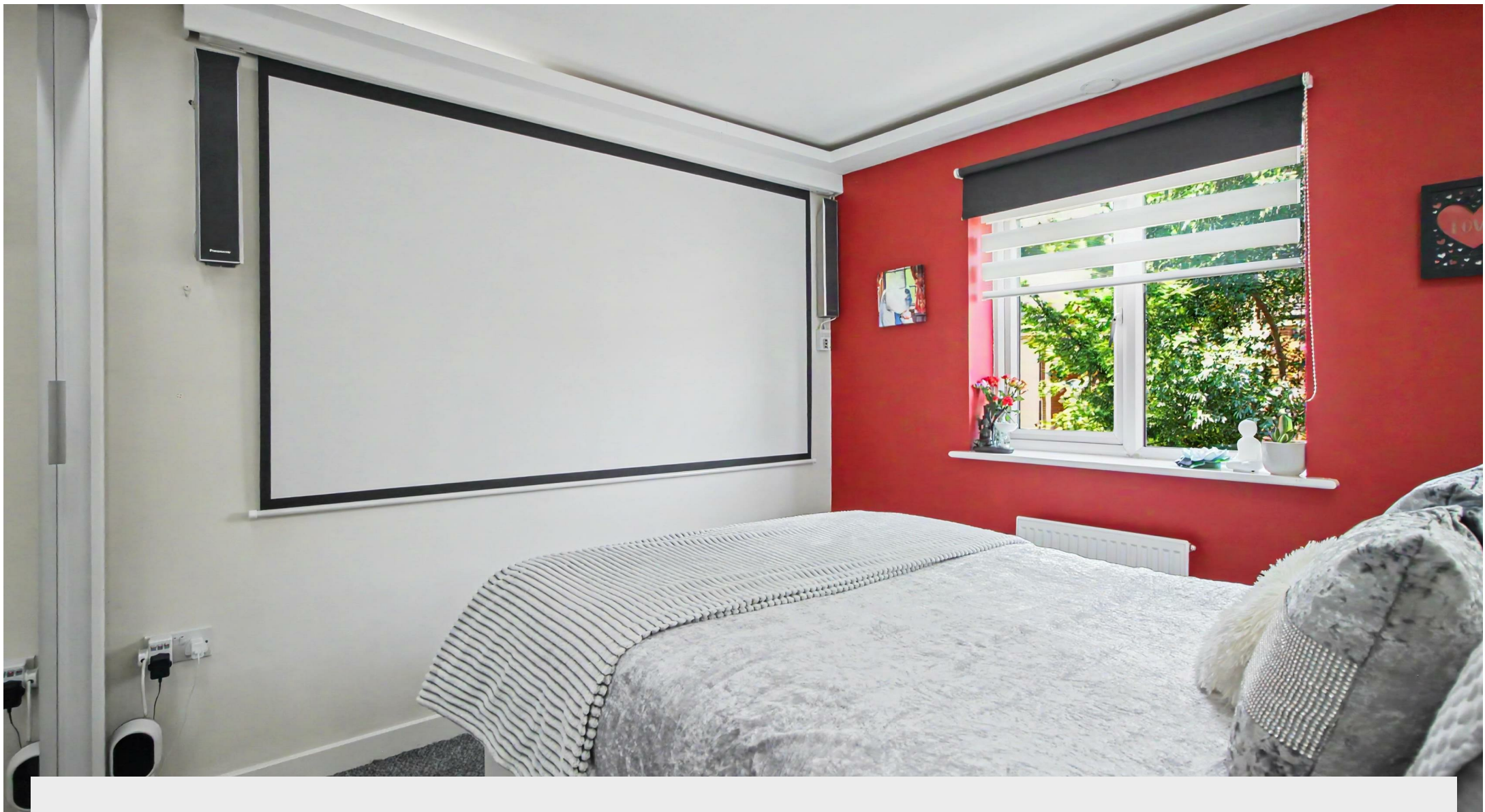
Bedroom Three

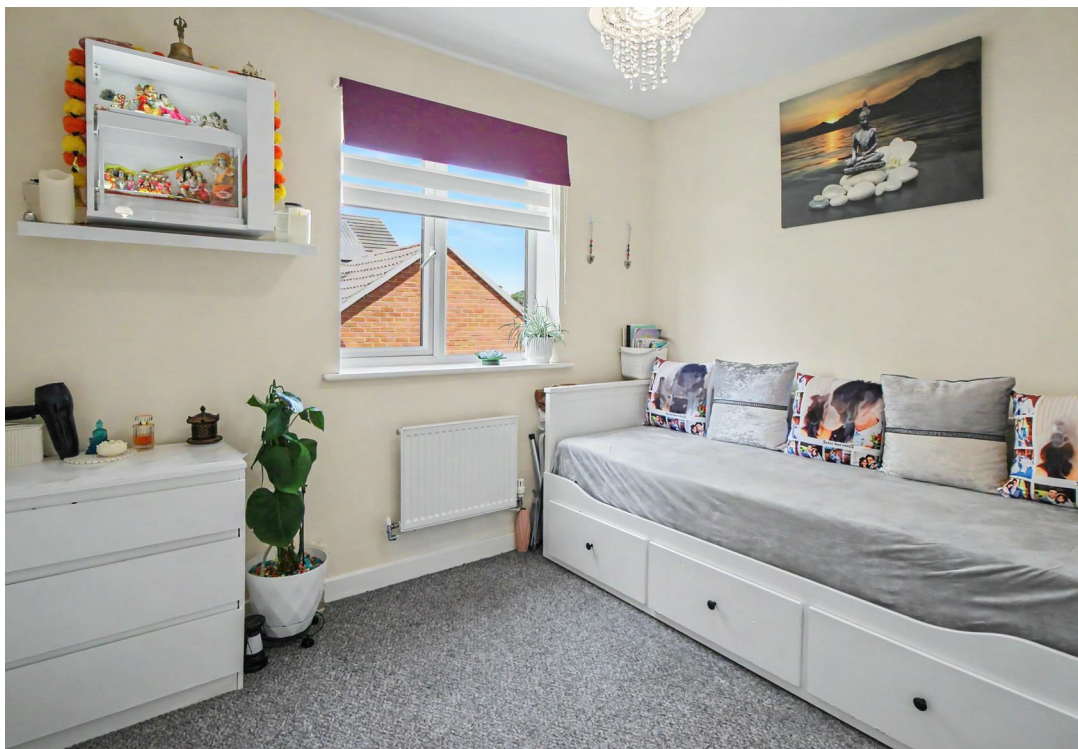
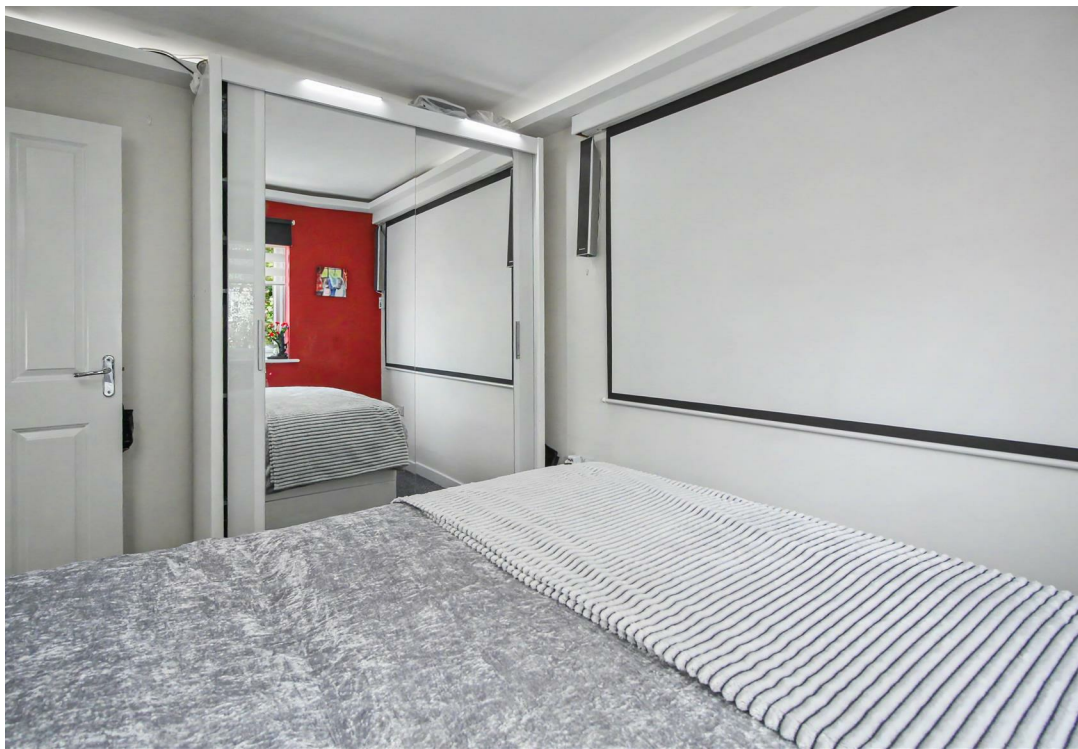
Bathroom

Garage











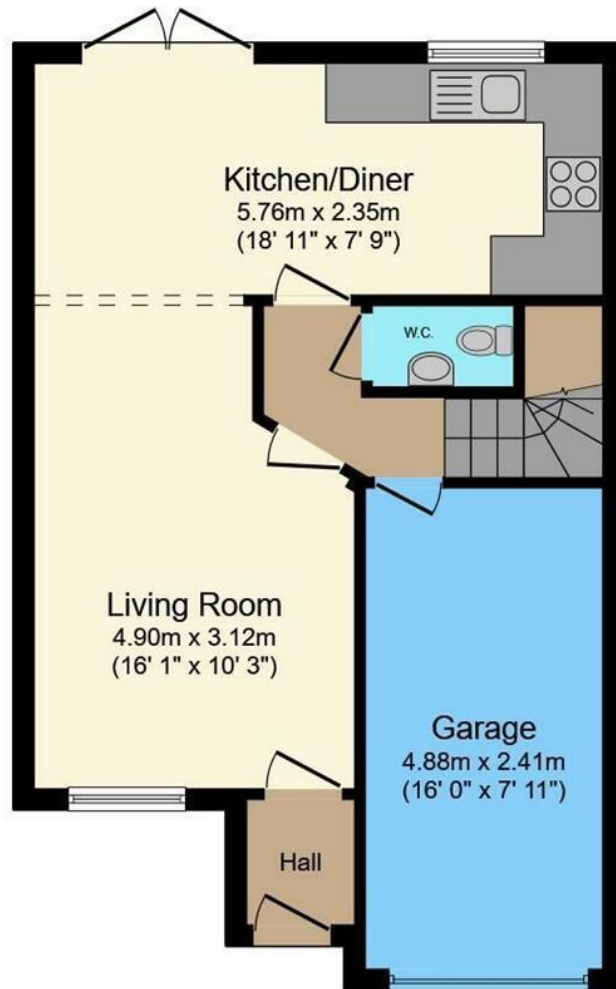


Energy Efficiency Rating

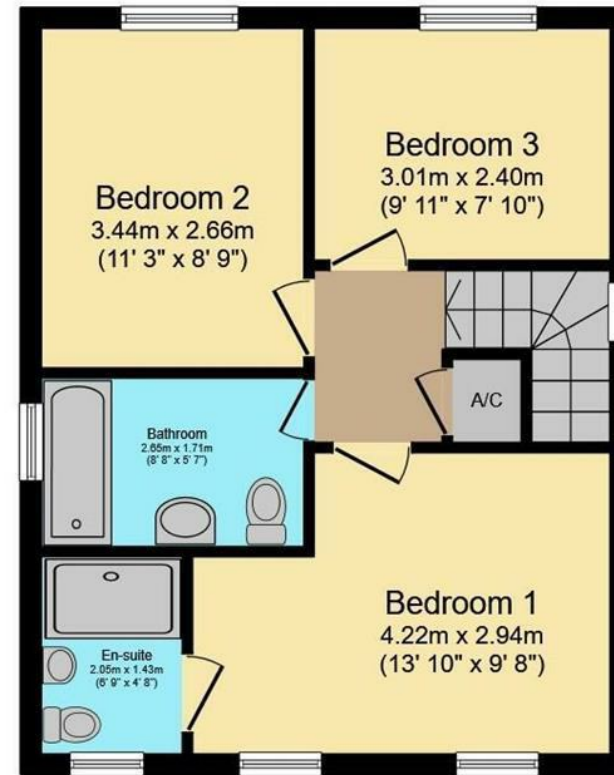
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Simpson & Partners



Ground Floor



First Floor

Total floor area 98.02 m² (1055.07 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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



01832 731222

thrapston@simpsonandpartners.co.uk

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

43-45 High Street, Thrapston, Northants, NN14 4JJ