



30 Fallowfield  
Wellingborough, NN9 5YY



**Simpson & Weekley**

Situated in the desirable area of Fallowfield, Wellingborough, this extended three-bedroom detached house offers a perfect blend of comfort and convenience. Spanning an impressive 998 square feet, the property boasts two spacious reception rooms, including a welcoming lounge and a versatile dining/sitting room, with access to the rear garden, ideal for both relaxation and entertaining guests.

The fitted kitchen is well-equipped, providing ample space for culinary pursuits, while a separate utility room adds to the practicality of the home. The property features three well-proportioned bedrooms, ensuring plenty of room for family or guests. The bathroom is conveniently located to serve all bedrooms.

Outside, the property is complemented by a single garage and off-road parking for two vehicles, making it an excellent choice for families or those with multiple cars. The garden space offers potential for outdoor enjoyment, whether it be for gardening or simply unwinding in the fresh air.

This delightful home in Fallowfield is not only well-situated but also offers a comfortable living space, making it an ideal choice for those seeking a family-friendly environment. With its combination of practical features and inviting spaces, this property is sure to appeal to a wide range of buyers.

Council Tax Band - C  
EPC - ordered

Offers In Excess Of £310,000



3



1



2



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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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