



5 Newtown Road  
Wellingborough, NN9 6LX



**Simpson & Partners**

Occupying a pleasant position within the popular town of Raunds is this well presented four bedroom detached residence that is offered to the market for sale. This home is well situated with the local school, shops and other amenities being within a stones throw. Features include a large entrance hall with study area, fitted kitchen breakfast room with integrated appliances, in addition there is the large living dining room and a utility room with access in to the rear of the garage. To the first floor there are four double bedrooms, the larger of which benefits from an en-suite shower room, there is also an impressive family bathroom boasting a four piece suite. Outside is a mature south facing garden with various areas to include a lawn and patio area at split levels. To the front is a large driveway leading to the integral garage. Early viewings are a must.



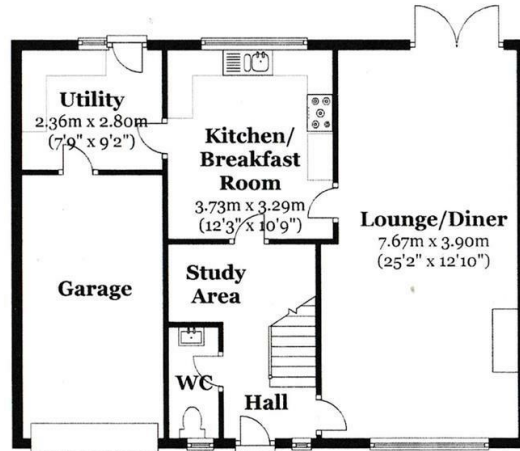
£390,000

4 2 1



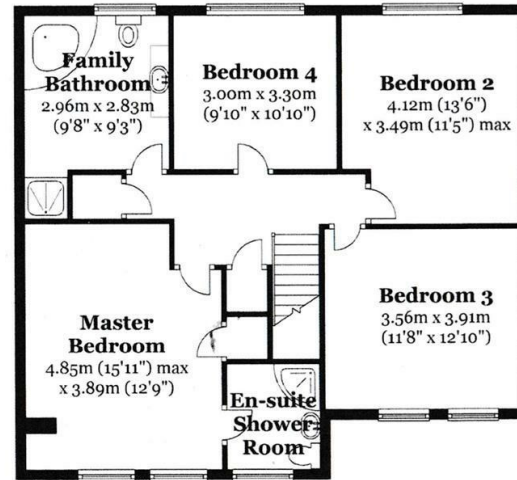
### Ground Floor

Approx. 75.0 sq. metres (807.7 sq. feet)



### First Floor

Approx. 83.1 sq. metres (894.7 sq. feet)



#### Energy Efficiency Rating

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



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