



37 Pendered Road
Wellingborough, NN8 2LS



Simpson & Weekley

Located in the desirable area of Pendered Road, Wellingborough, this charming two bedroom semi-detached bungalow offers a delightful blend of comfort and practicality.

Upon entering, you are welcomed by a light and airy reception room, providing ample space for relaxation and entertaining. The heart of the home is undoubtedly the impressive 18ft kitchen/breakfast room, which is ideal for family gatherings or casual dining. This spacious area is designed to be both functional and welcoming, making it a joy to cook and share meals.

In addition to the living spaces, the bungalow features a generous size Lean-to (currently used as a utility room) & workshop, perfect for hobbyists or those in need of extra storage. The outdoor area at the front of the property adds to its appeal, offering a pleasant space to enjoy the fresh air.

This bungalow is situated in a great location, providing easy access to local amenities and transport links, making it an excellent choice for both families and professionals alike. With its combination of space, functionality, and a prime location, this property is a wonderful opportunity for anyone looking to settle in Wellingborough. Don't miss the chance to make this charming bungalow your new home.

Council Tax Band: B

EPC Rating: 69C

Price £225,000



GROUND FLOOR
935 sq.ft. (86.8 sq.m.) approx.



TOTAL FLOOR AREA: 935 sq.ft. (86.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, drawings, items 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.
Made with Hozonplan (2023)



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(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	



When you buy with Simpson and Weekley, 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
& Weekley**

Making Every
Journey Personal



01933 224953

wb@simpsonandweekley.co.uk

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

33 Sheep Street, Wellingborough, Northants, NN8 1BS