17 Patriot Grove

Wellingborough, NN8 1TJ

Simpson & Weekley

Ideally located within Stanton Cross development in Wellingborough, this charming two-bedroom semi-detached house offers a perfect blend of modern living and convenience. Built in 2021, the property spans an impressive 764 square feet and is presented in very good condition throughout, making it an ideal choice for first-time buyers.

On the ground floor there is a spacious lounge diner, which provides a warm and inviting space for relaxation and entertaining. The well-equipped kitchen is designed for practicality, ensuring that cooking and meal preparation is a delight. The property features two comfortable bedrooms, providing ample space for rest and personalisation.

One of the standout features of this home is the enclosed rear garden, offering a private outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the property benefits from off-road parking for two vehicles, a valuable asset in today's busy world.

With a 75% shared ownership option, this property presents an excellent opportunity for those looking to step onto the property ladder. Its location is particularly advantageous, being in close proximity to Wellingborough train station, which provides easy access to nearby towns and cities.

In summary, this semi-detached house in Patriot Grove is a fantastic opportunity for anyone seeking a modern, well-maintained home in a vibrant community. Don't miss your chance to make this delightful property your own.

Rent: approx £147.07 per month, Service Charge £52.34 per month
EPC: 83B
Council Tax: B

75% Shared Ownership £180,000

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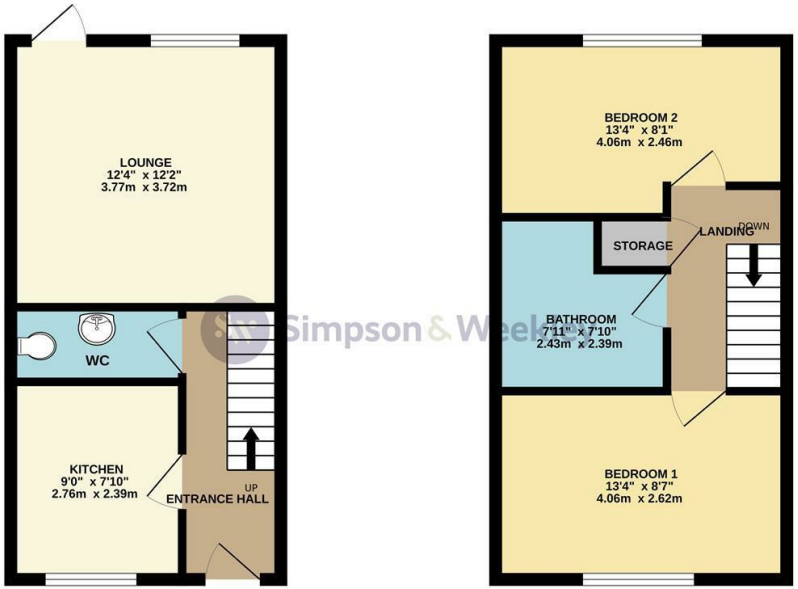
GROUND FLOOR
305 sq.ft. (28.3 sq.m.) approx.

1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 sq.m.) approx.

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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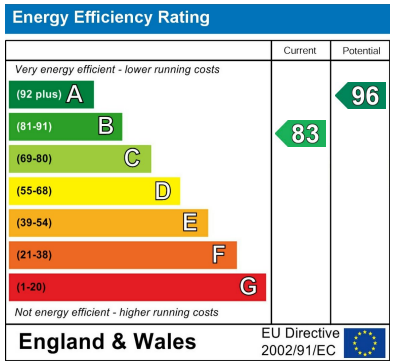

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