



18 Spencer Road
Wellingborough, NN8 2QB



Simpson & Weekley

Situated on Spencer Road in the town of Wellingborough, this delightful three-bedroom townhouse offers a perfect blend of comfort and convenience. Ideal for families, the property is situated in close proximity to local schools, making it an excellent choice for those with children.

Upon entering the ground floor, you are welcomed by a bright family room that flows seamlessly into a well-appointed kitchen/diner. The kitchen/diner features a separate utility room, providing ample space for household chores, and a convenient downstairs WC. The patio doors in the kitchen open up to a enclosed rear garden, which boasts a decked patio area perfect for al fresco dining, alongside a laid to lawn space for children to play or for gardening enthusiasts to enjoy.

Ascending to the first floor, you will discover a spacious lounge that invites relaxation, along with a generously sized bedroom equipped with fitted wardrobes. The family bathroom on this level is well-designed, catering to the needs of the household.

The second floor is dedicated to comfort, featuring two further double bedrooms, both of which come with fitted wardrobes. The master bedroom benefits from an ensuite shower room, providing a private retreat for the homeowners.

Additionally, the property includes a garage and driveway for parking for one vehicle, ensuring convenience for residents. This townhouse is a wonderful opportunity for those seeking a modern home in a friendly community, with all the amenities and schools within easy reach. Don't miss the chance to make this charming property your new home.

Council Tax Band: D
EPC: 76C

Price £285,000



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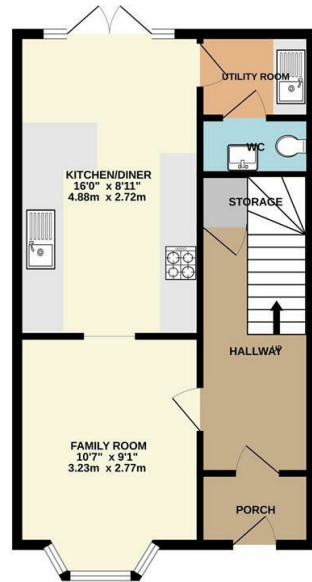
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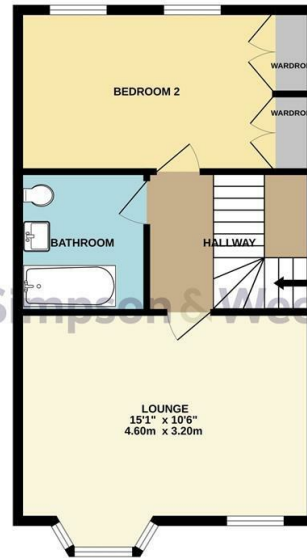
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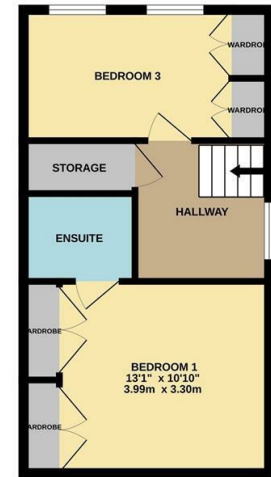
GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
514 sq.ft. (47.8 sq.m.) approx.



2ND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 1412 sq.ft. (131.2 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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Energy Efficiency Rating

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



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