



35 Windermere Drive  
Wellingborough, NN8 3XQ



**Simpson & Weekley**

Simpson and Weekley are delighted to offer to the market this recently extended detached family home. This property boasts 4 bedrooms and refitted family bathroom. On the ground floor there is a refitted cloakroom, lounge, large dining room, converted garage room with large storage/work space to the rear. (this room could also be easily used as a bedroom five.) The newly fitted extended kitchen area is 25ft wide and perfect for entertaining. Fitted to a high standard, with centralised island area and two sets of bi-folding doors leading out to the private, fully enclosed rear garden which offers access to the front of the property from both sides. There is gravelled off road parking for several vehicles to the front.

This home must be seen to fully appreciate the space on offer. This property makes an ideal family home A short drive to Wellingborough Train Station, which provides a direct train link to London St. Pancras (journey time approx. 55 minutes) with trains coming every 30 minutes and close to schooling and local amenities.

EPC Rating: 65/D, Council Tax Band: C



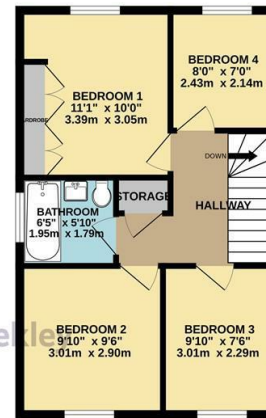
Offers Over £345,000



GROUND FLOOR  
987 sq.ft. (91.7 sq.m.) approx.



1ST FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA - 1444 sq.ft. (134.1 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 misstatement. 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 Metropac C3024.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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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