



47 Melton Road  
Wellingborough, NN8 1PU



**Simpson & Weekley**



Situated on Melton Road in the town of Wellingborough, this mid-terrace house offers a perfect blend of comfort and convenience. This property is ideally situated within walking distance of both the train station and the bustling town centre, making it an excellent choice for commuters and families alike.

As you step inside, you are welcomed by a spacious lounge that flows seamlessly into a dining area, creating an inviting space for relaxation and entertaining. The well-appointed kitchen is conveniently located adjacent to the dining area, ensuring that meal preparation is both practical and enjoyable. Additionally, a downstairs WC adds to the functionality of the ground floor.

The first floor of the home features two generously sized double bedrooms, providing ample space for rest and relaxation. A single bedroom is also present, making it an ideal setting for a child's room, guest room, or home office. The family bathroom is thoughtfully designed to cater to the needs of the household.

This property is perfect for those seeking a comfortable family home in a vibrant community. With its prime location and spacious layout, it presents an excellent opportunity for both first-time buyers and those looking to invest in a property with great potential. Don't miss the chance to make this lovely house your new home.

Council Tax Band: A

EPC Rating: 66/D

Price £199,995



3



1



2



Simpson & Weekley



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 |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (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>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 66                      | 77        |
|   | EU Directive 2002/91/EC |           |





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