

4 Wheatsheaf Close

Wellingborough, NN8 1WJ

Simpson & Weekley

A BRAND NEW HOME DESIGNED AROUND MODERN LIFE
Discover the Denton, a brand new three bedroom home offering 907 sq ft of modern living at Stanton Cross, with a private garden.

The generous kitchen/dining room features integrated Bosch appliances, storage and garden access, ideal for family meals and entertaining. A separate living room, downstairs WC and storage provide everyday convenience. Upstairs are two double bedrooms, a generous single bedroom, built-in storage to the principal bedroom and a modern family bathroom. Outside are a private garden, parking for two cars and dedicated EV charging.

LOWER-ENERGY LIVING
With EPC B, solar PV panels and an Air Source Heat Pump, the Denton is designed for more efficient heating, hot water and electricity use.

A LONG-TERM LANDLORD YOU CAN TRUST
Rental Living by Legal & General provides quality homes for renters, professional property management and an exclusive online health and wellbeing benefits programme. Find out more at legalandgeneral.com/rentallivingby

YOUR HOME, YOUR WAY
Pets are welcome, and residents can personalise their home by painting or planting in the garden, subject to approval where required.

CONNECTED LIVING AT STANTON CROSS
This growing community offers green spaces and Stanton Cross Primary School & Nursery. Wellingborough station provides direct services to London St Pancras, with local shops and leisure amenities nearby.

NO DEPOSIT OPTION
Flatfair No Deposit is available, with an upfront fee of 28% + VAT of the monthly rent instead of a traditional deposit. See www.flatfair.co.uk/tenants

Available Immediately
EPC B
Council Tax Band TBC

Images are illustrative and may be CGI or show a similar property; the actual home may differ.

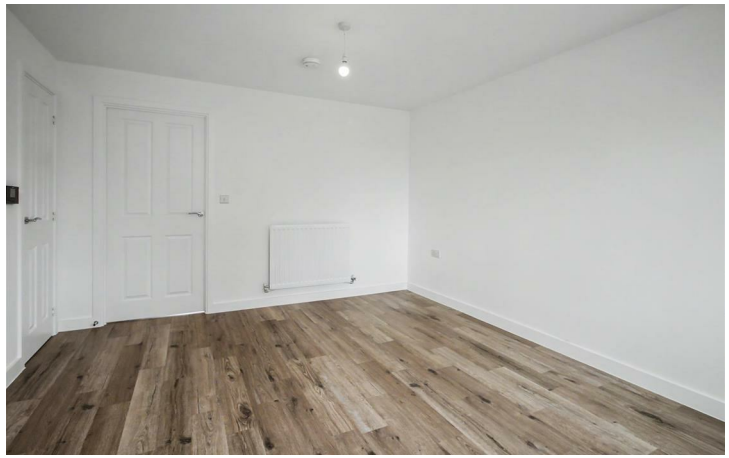
£1,500 Per Month

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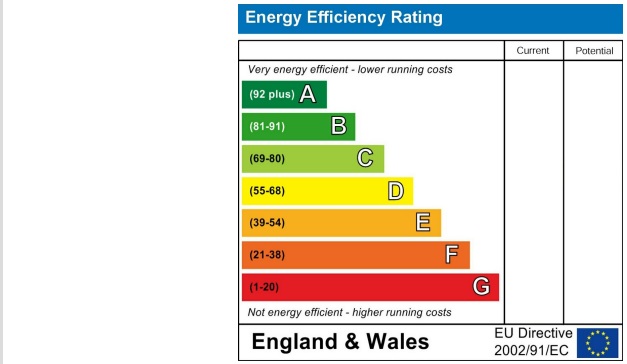




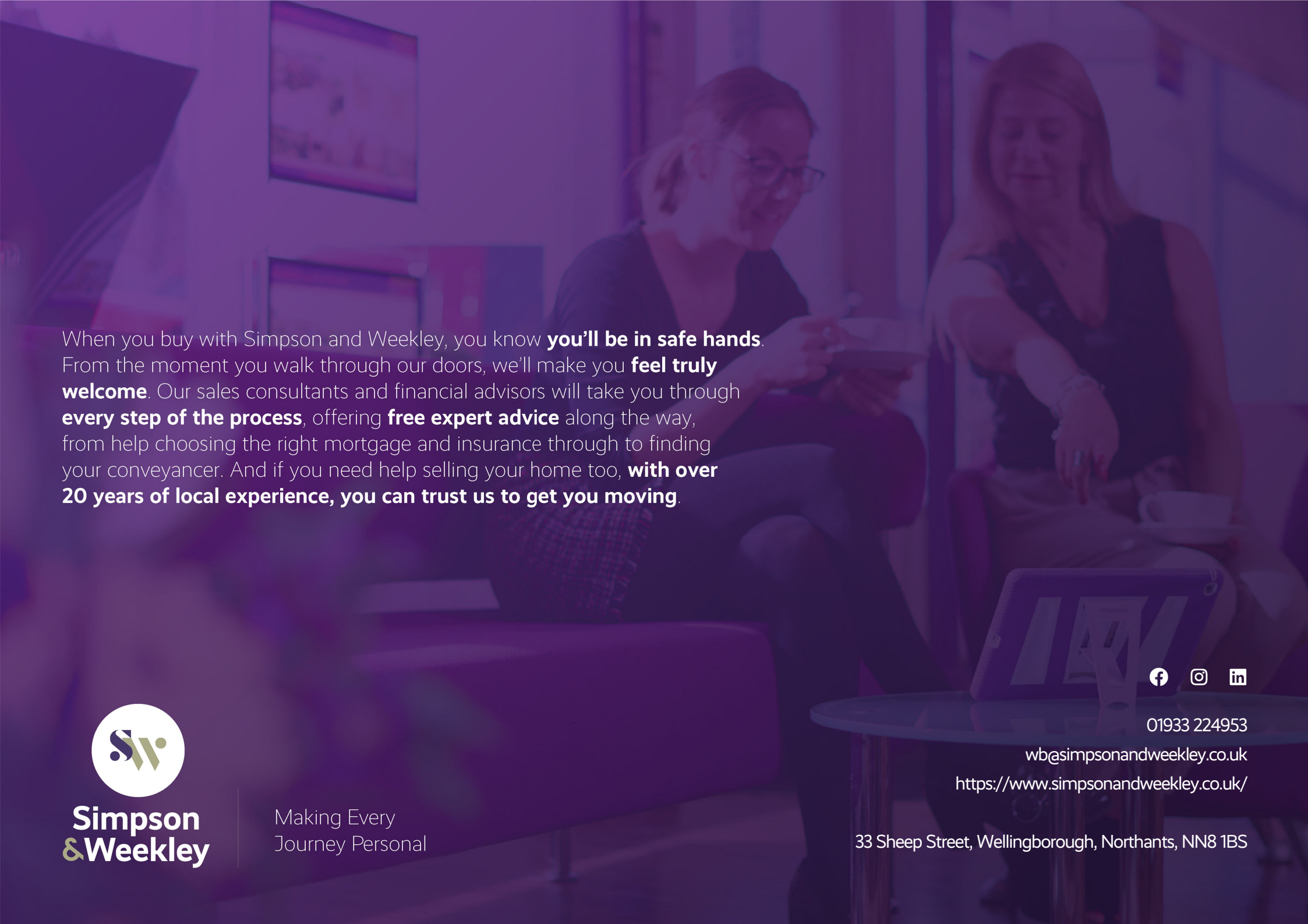


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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC





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

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