



148 Bourton Way  
Wellingborough, NN8 2NU



**Simpson & Weekley**

Situated in the desirable Wilby Way Estate, Wellingborough, this splendid detached house offers a perfect blend of comfort and elegance. With four generously sized double bedrooms, each equipped with fitted wardrobes, this home provides ample storage and personal space for the entire family. The master bedroom boasts the added luxury of an ensuite bathroom, ensuring privacy and convenience.

The property features three large reception rooms, ideal for both entertaining guests and enjoying family time. These versatile spaces can be tailored to suit your lifestyle, whether you envision a formal dining area, a cosy lounge, or a vibrant playroom for the children.

Outside, the very private rear garden presents a tranquil retreat, perfect for relaxing or hosting summer gatherings. The double garage, complete with an electric door, offers secure parking for your vehicles and additional storage options. Furthermore, the property accommodates parking for up to two vehicles, making it an excellent choice for families or those who enjoy hosting visitors.

This charming home which is ideally placed for easy access to the A45 / M1 in Wellingborough, is not just a place to live; it is a sanctuary that combines modern living with a sense of privacy and space. With its thoughtful layout and desirable features, it is sure to appeal to those seeking a comfortable and stylish residence. Do not miss the opportunity to make this exceptional property your new home.

Council Tax Band: E

EPC: Ordered

Price £449,950



4



2



3



Simpson & Weekley

The floor plan shows a house with the following rooms and dimensions:

- TILITY ROOM:** 6'4" x 5'2" (1.9m x 1.6m)
- KITCHEN:** 10'2" x 9'6" (3.10m x 2.90m)
- OFFICE / STUDY:** 10'6" x 7'0" (3.20m x 2.13m)
- DINING ROOM:** 10'7" x 10'4" (3.23m x 3.15m)
- Lounge:** 19'9" x 16'10" (6.02m x 5.13m)
- Garage:** 17'4" x 15'11" (5.28m x 4.85m)
- Entrance Hall**
- WC**
- Hallway**

The plan also includes a staircase with an 'UP' arrow and a 'Sim' watermark.

**BEDROOM 3**  
11'9" x 11'3"  
3.58m x 3.43m

**BATHROOM**  
8'7" x 6'8"  
2.92m x 2.03m

**BEDROOM 4**  
11'10" x 11'7"  
3.61m x 3.53m

**WARDROBE**

**LANDING**

DOWN

**WIRING CUPBOARD**

**WARDROBE**

**WARDROBE**

**BEDROOM 2**  
12'8" x 11'4"  
3.86m x 3.45m

**ENSUITE**  
9'5" x 5'10"  
2.97m x 1.78m

**BEDROOM 1**  
14'7" x 14'3"  
4.45m x 4.34m

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                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------|---------------------------------------------------------------------------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> |  |                            |                                                                                       |
| <b>England &amp; Wales</b>                                                                                                                                                                                                                                                                   |  | EU Directive<br>2002/91/EC |  |



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