



14 Warren Close  
Wellingborough, NN29 7HF



**Simpson & Weekley**



**\*\*\*EXTENDED BUNGALOW\*\*\* \*\*\*VILLAGE LOCATION\*\*\*** Simpson and Weekley are delighted to offer to the market this wonderful two-bedroom semi-detached bungalow. Ideally located in the highly sought after Northamptonshire village of Irchester. The home is perfectly situated on a peaceful cul-de-sac and offers easy access to lots of local amenities including shops, parks, country parks and the always popular Rushden Lakes development. The property is well presented throughout and boasts ample living accommodation set over one floor and comprising in brief; entrance hallway, extended lounge diner and kitchen, two bedrooms and a family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a fully enclosed private rear garden and a block paved driveway to the front of the home. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating C, Council Tax Band A

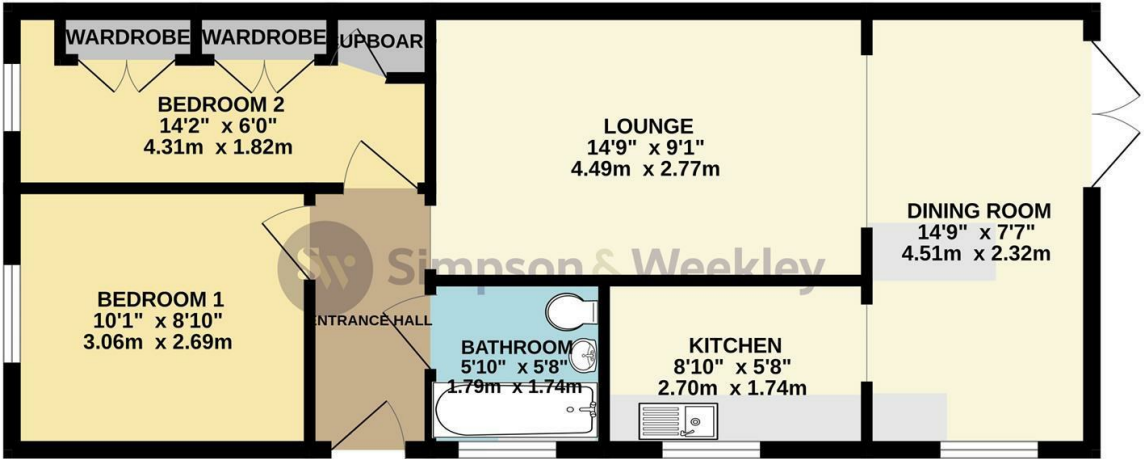


Offers Over £210,000

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GROUND FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 539 sq.ft. (50.1 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 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>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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>	EU Directive 2002/91/EC	





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