



116 Kingsway
Wellingborough, NN8 2EN



Simpson & Weekley

Located in the popular area of Kingsway, Wellingborough, this charming three-bedroom semi-detached house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a spacious lounge featuring a delightful bay window that fills the room with natural light, creating an inviting atmosphere for relaxation and entertaining.

The heart of the home is the well-appointed kitchen/diner, which provides a wonderful space for family meals and gatherings. This area boasts convenient access to the rear garden, making it easy to enjoy outdoor dining or simply bask in the beauty of the large, enclosed lawn. The garden is a true highlight, featuring a pergola and a shed, ideal for gardening enthusiasts or those seeking a tranquil outdoor retreat.

The property comprises three generously sized bedrooms, with the master bedroom benefiting from built-in wardrobes, providing ample storage space. The modern shower room is tastefully designed, ensuring a refreshing start to your day.

Additional features include double loft insulation, insulated walls and triple glazing to the front, contributing to energy efficiency and comfort throughout the seasons. Parking is a breeze with space for up to three vehicles, along with a garage for added convenience.

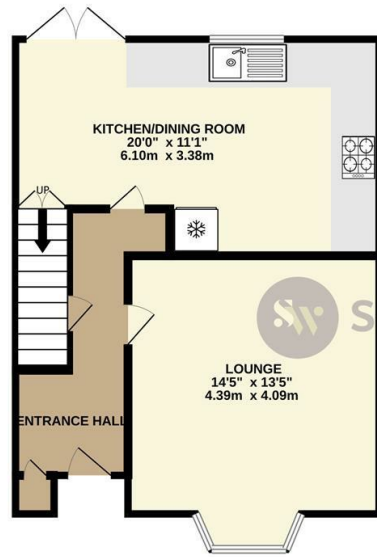
This semi-detached house is not just a home; it is a lifestyle choice, offering a perfect setting for families or professionals seeking a peaceful yet accessible location. With its blend of modern amenities and spacious living areas, this property is sure to impress. Do not miss the opportunity to make this delightful house your new home.

Council Tax Band - B
EPC - 71/C

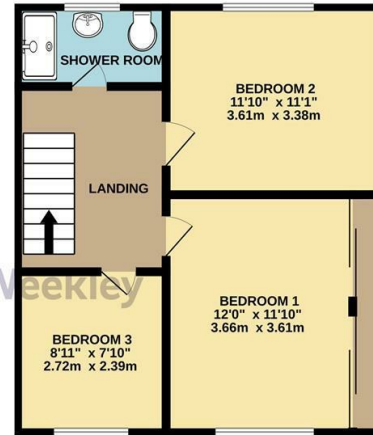
Asking Price £249,950



GROUND FLOOR



1ST FLOOR



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.
Made with Metropix C2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(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	



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