



## 50 THE WILLOWS

WELLINGBOROUGH, NN9 5BJ

**£210,000**  
**FREEHOLD**

Stonhills are pleased to offer this extended two bedroom semi-detached bungalow, situated in a cul-de-sac within a village location and backing onto open farmland. The accommodation comprises an entrance hall, kitchen, dining room, extended lounge, two bedrooms and bathroom. Outside is a block paved driveway providing off road parking and an enclosed south facing rear garden with views over farmland. The property also benefits from recently fitted double glazing and has potential for a loft conversion, subject to the necessary consents.

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**Ground Floor**



| 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>                  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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