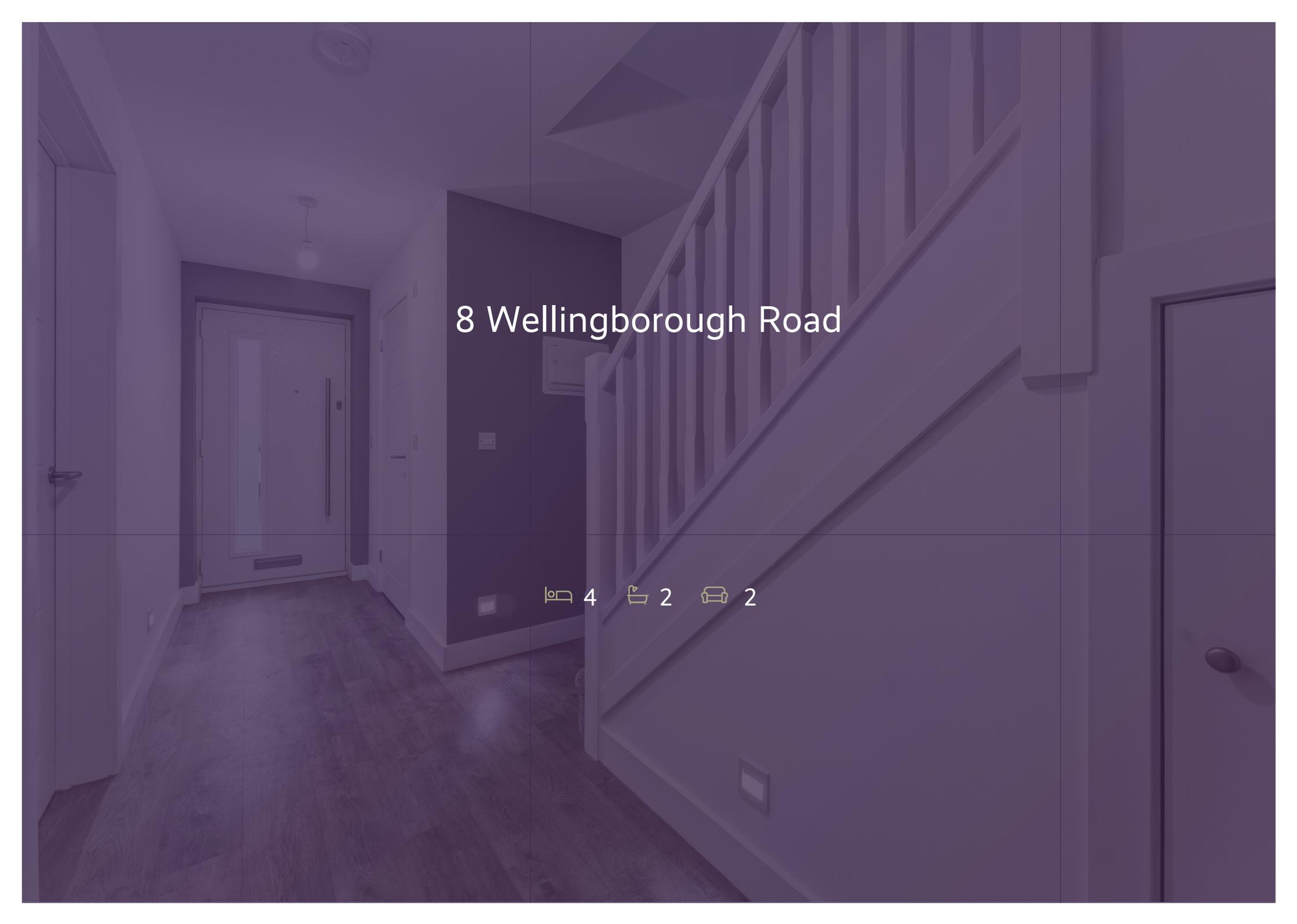




8 Wellingborough Road  
Little Harrowden, Wellingborough NN9 5BE



**Simpson & Partners**

A photograph of a modern interior hallway. On the left is a white front door with a glass panel. The floor is covered in light-colored wood-look laminate. On the right, a staircase with white balustrade leads upwards. The walls are white, and there is a dark grey feature wall in the background. The entire image is overlaid with a semi-transparent purple filter.

## 8 Wellingborough Road

 4  2  2



## About the Property

**\*\* NO CHAIN \*\***

Upon entering, you are welcomed by a generous entrance hallway providing access to a convenient ground floor W/C. The heart of the home is the stunning open-plan living space, seamlessly combining the living room, dining area and kitchen – perfect for modern family life and entertaining. Patio doors open directly onto the rear garden, flooding the space with natural light. The contemporary kitchen is fitted to a high specification and features a range of high-end integrated appliances, sleek cabinetry and ample worktop space. In addition, there is a bright and versatile snug featuring a striking roof lantern and bi-fold doors to the garden, creating an impressive indoor-outdoor feel. The snug also provides access to the utility room and integral garage.

The first floor offers four well-proportioned bedrooms. Two bedrooms benefit from built-in wardrobes, while the impressive principal bedroom features fitted storage and a stylish en-suite shower room complete with a large walk-in shower. The family bathroom is beautifully appointed and includes a luxurious chromeotherapy bath with shower over.

To the rear, the property boasts a good-sized, private garden backing onto open farmers' fields, offering a wonderful sense of peace and privacy. To the front, there is ample off-road parking for multiple vehicles and car charging point.

This superb family home combines modern design, spacious accommodation and a desirable village setting – an early viewing is highly recommended.

**£499,950**



Entrance Hall:

Downstairs WC:

Kitchen/Dining/Living Room:

Snug:

Utility Room:

First Floor Landing:

Bedroom 1:

En-Suite:

Bedroom 2:

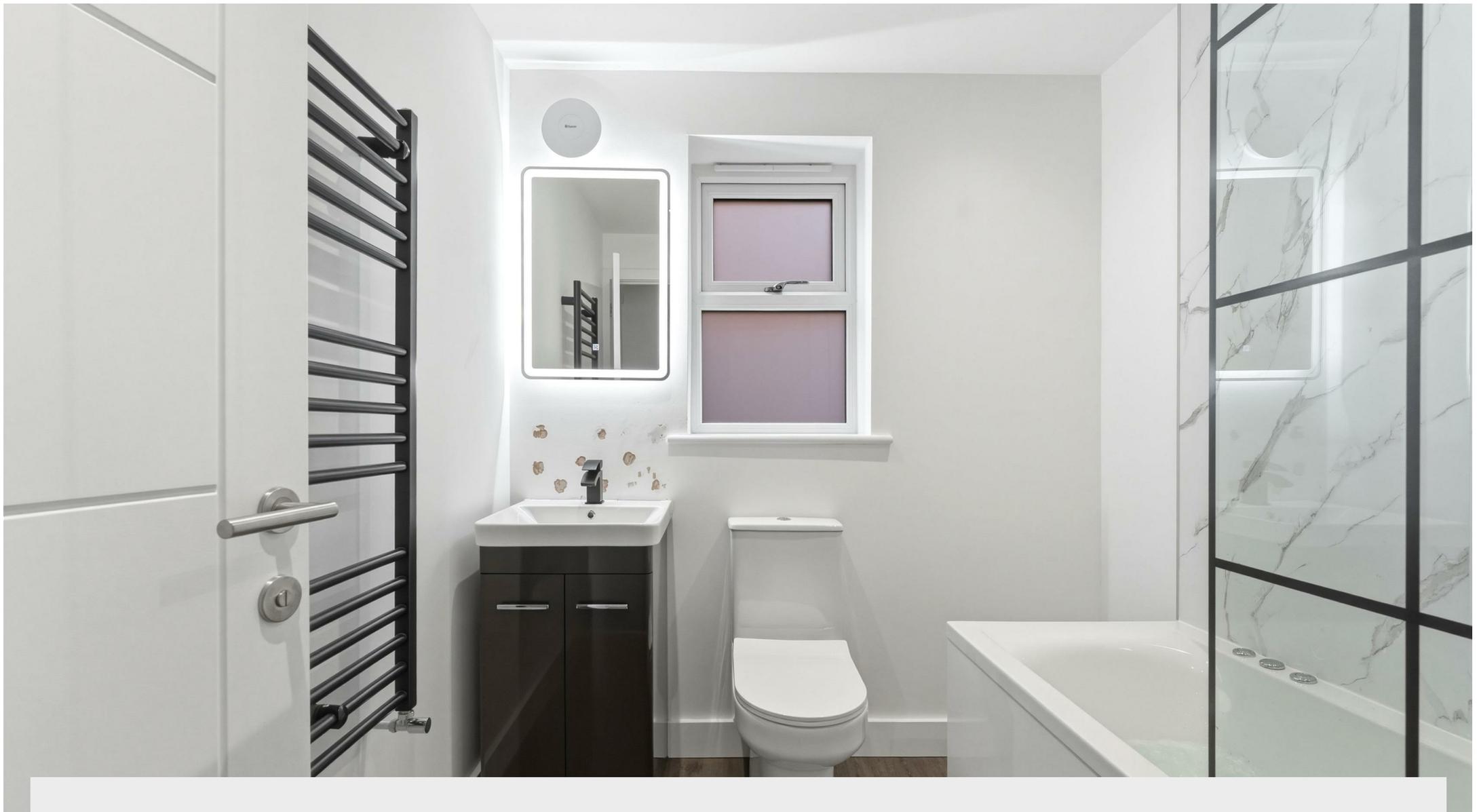
Bedroom 3:

Bedroom 4:

Bathroom:









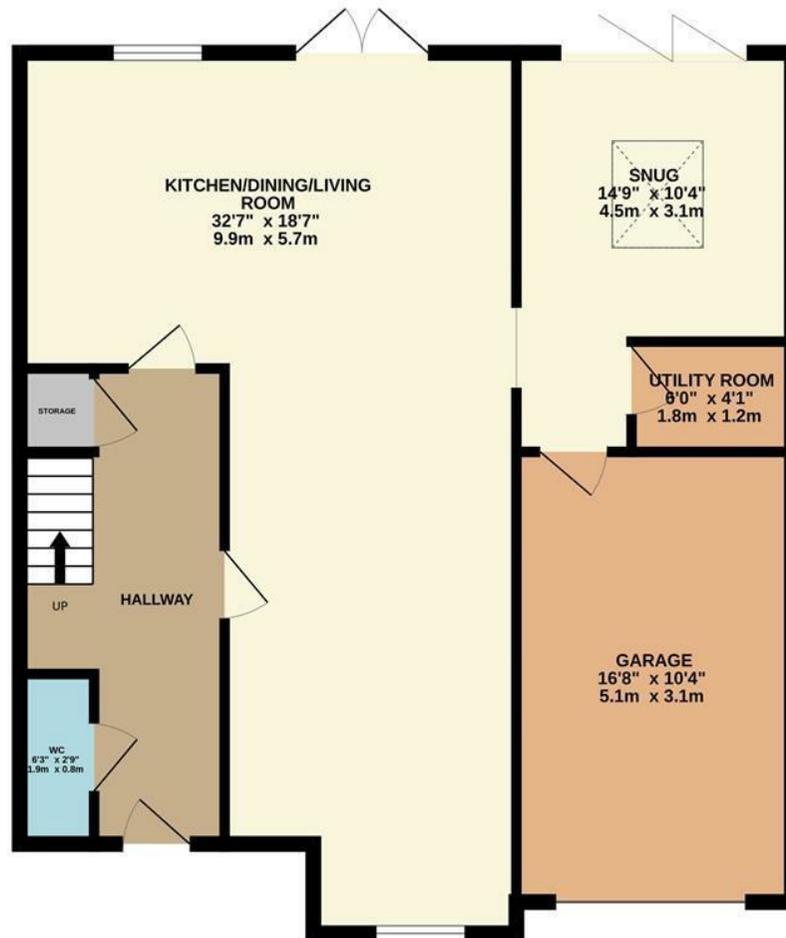




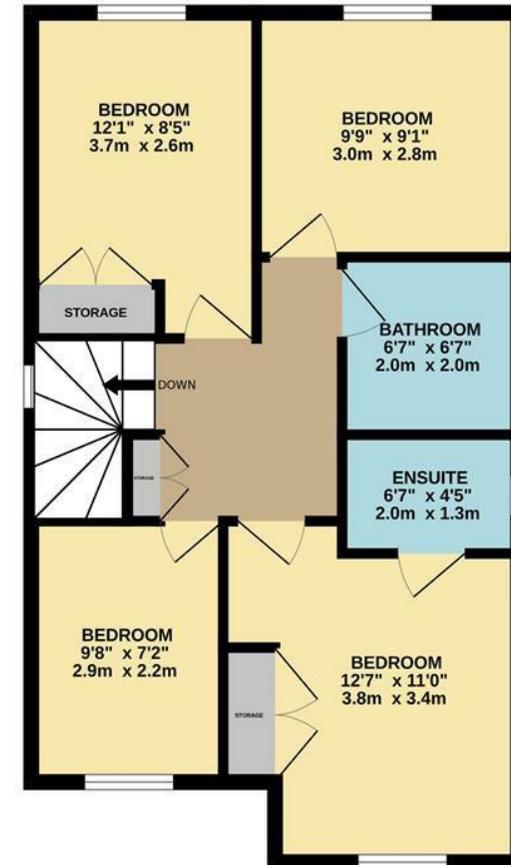
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>83</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	

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.

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