



153. Bourton Way  
Wellingborough, NN8 2NU



**Simpson & Weekley**

Situated in the desirable area of Bourton Way, Wellingborough, this impressive four/five -bedroom detached house offers a perfect blend of comfort and modern living. Spanning an ample 1,507 square feet, the property boasts separate reception rooms, to include a dedicated study/second lounge/bedroom five which can also offer a quiet retreat for work or study, while the inviting lounge serves as a perfect spot to unwind after a long day.

The heart of the home is the recently refitted open-plan kitchen diner, which is ideal for family gatherings and social occasions. The kitchen is designed to be both functional and stylish, making it a delightful space for culinary enthusiasts with doors leading out to the rear garden.

The property features four well-proportioned bedrooms on the first floor, three with fitted wardrobes. On the ground floor, there is the option for bedroom five. The master bedroom benefits an en-suite bathroom for added convenience. The main bathroom is thoughtfully designed, featuring both a bath and a shower, catering to all your bathing needs.

Outside, the enclosed private rear garden is a true gem, offering a peaceful sanctuary with a patio area for al fresco dining and raised beds for gardening enthusiasts. The property also benefits from a double garage and ample off-road parking for several vehicles, ensuring space for family and guests.

This delightful home is perfect for families seeking a spacious and well-appointed residence in a friendly neighbourhood. With its excellent amenities and transport links nearby, this property is not to be missed. Come and experience the charm and comfort of this wonderful home in Wellingborough.

Council Tax Band - E

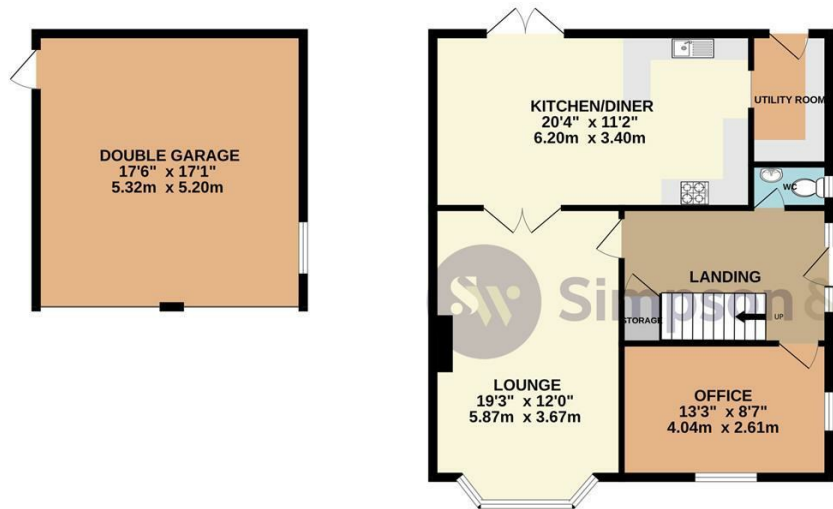
EPC - 64D

Asking Price £485,000

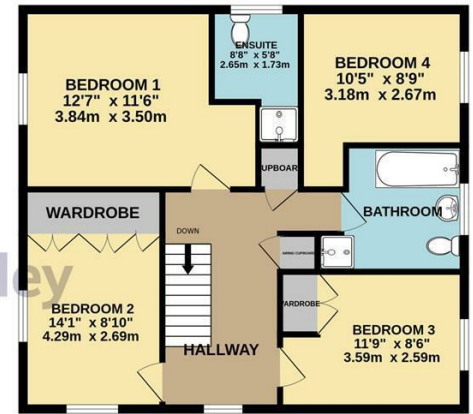
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GROUND FLOOR  
825 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR  
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 1507sq.ft. (140.0 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>64</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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