



26 Woodlands Road
Wellingborough, NN29 7BW



Simpson & Weekley

****READY TO MOVE IN**** Situated in a popular residential location within Irchester, this well-presented two-bedroom semi-detached bungalow offers comfortable single-storey living with ample off-road parking and attractive low-maintenance gardens.

The accommodation is entered via a porch leading into the entrance hall, which provides access to a bright and welcoming living room. The property benefits from a stylish re-fitted kitchen and a modern shower room, together with two well-proportioned bedrooms.

Outside, the property enjoys a small walled front garden and off-road parking to the side, providing space for several vehicles. There is also a detached brick-built single garage offering additional storage or parking. To the rear, a good-sized enclosed garden has been designed for ease of maintenance, creating an ideal space to relax and entertain.

Irchester is an abundant Northamptonshire village with a range of amenities and countryside walks, and the popular Rushden Lakes Shopping and Leisure is just a short drive. The village is also home to Irchester Country Park, providing an excellent setting for family days out, with children's play areas, woodland walks, and cycle paths to explore. For commuters, both the A6 and A45 are easily accessible.

EPC Rating D, Council Tax Band B

£260,000



2



1



1



GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 555 sq.ft. (51.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, walls, beams and any other items are approximate and are responsibility to them 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, options 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) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(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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