



27 Ashton Grove  
Wellingborough, NN8 5ZA



**Simpson & Weekley**

Located in the desirable location of Ashton Grove, Wellingborough, this splendid four-bedroom detached house offers an impressive 1,206 square feet, the property boasts an abundance of space, making it ideal for families or those who enjoy entertaining.

Upon entering, you are greeted by four well-appointed reception rooms, providing versatile areas for relaxation, dining, or even a home office. The bright and airy conservatory extends the living space, allowing for a seamless connection with the outdoors, perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

The property features four generously sized bedrooms, ensuring ample accommodation for all. With a modern bathroom and en-suite facilities, morning routines will be a breeze, catering to the needs of a busy household.

For those with a penchant for sustainability, this home is equipped with solar panels, contributing to energy efficiency and reducing utility costs. Additionally, the presence of an electric vehicle charging point is a thoughtful touch for eco-conscious residents.

The exterior of the property is equally impressive, featuring a double garage and off-road parking, providing convenience and security for your vehicles. The well-maintained garden offers a tranquil space for outdoor activities or simply unwinding after a long day.

In summary, this four-bedroom detached house on Ashton Grove is a remarkable opportunity for anyone seeking a spacious and modern family home in Wellingborough. With its excellent amenities and thoughtful features, it is sure to impress. Do not miss the chance to make this delightful property your own.

Council Tax Band D

EPC Rating 87/B

Asking Price £399,995



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GROUND FLOOR  
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 1096 sq.ft. (101.8 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 fixtures, 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>	87	89
(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	



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