



4 Townwell Lane  
Wellingborough, NN29 7AH



**Simpson & Weekley**

Simpson and Weekley are delighted to offer to market this excellent two-bedroom ground floor flat, positioned in a quaint village location just off the High Street, where you can find a wide range of amenities.

The home is beautifully presented throughout and boasts ample accommodation comprising a lovely open-plan kitchen/living room with a pantry cupboard, two double bedrooms, and a fully-tiled shower room. To the rear of the property is a shared courtyard garden.

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 C, Council Tax Band A

£159,995



2



2



1



GROUND FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 505 sq.ft. (46.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, 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>		
(55-68) <b>D</b>	69	70
(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	



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
& Weekley**

Making Every  
Journey Personal



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