



99 Shelley Road
Wellingborough, NN8 3DN



Simpson & Weekley

Situated on Shelley Road in Wellingborough, this delightful semi-detached house presents an excellent opportunity for families seeking a spacious and modern home. Boasting four well-proportioned bedrooms, this property is designed to accommodate both comfort and practicality.

Upon entering, you are welcomed into a generous entrance hall that offers a warm and inviting atmosphere, the newly fitted kitchen is a standout feature, equipped with contemporary appliances and ample storage, making it a joy for any home cook. The modern bathroom complements the property beautifully, with under floor heating, ensuring that daily routines are both convenient and enjoyable.

Outside, the enclosed rear garden provides a private sanctuary, ideal for children to play or for hosting summer gatherings with friends and family. Additionally, the property benefits from off-road parking for two vehicles, a valuable asset in today's busy world.

This semi-detached house on Shelley Road is not just a home; it is a lifestyle choice, offering a blend of modern living in a friendly neighbourhood. With its excellent amenities and transport links nearby, this property is sure to attract those looking for a perfect family home in Wellingborough. Don't miss the chance to make this lovely house your new home.

Offers In Excess Of £260,000



GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.

1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA: 922 sq.ft. (85.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(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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