



15 Fotheringhay Road
Wellingborough, NN8 1FN



Simpson & Weekley

Situated in Fotheringhay Road in Wellingborough, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and modern living. Spanning an impressive 851 square feet, the property is designed to cater to the needs of families and professionals alike.

Upon entering, you are welcomed into a spacious lounge/diner, which features double doors that open directly into the garden, creating a seamless connection between indoor and outdoor spaces. The fitted kitchen is well-equipped, making it a joy for any home cook to prepare meals and entertain guests.

The property boasts three well-proportioned bedrooms, with the master bedroom benefiting from an ensuite bathroom, providing a private retreat for relaxation. In addition to the ensuite, there is a second bathroom, ensuring ample facilities for family and guests.

This home is not only stylish but also energy-efficient, featuring solar panels and an air source heat pump, which contribute to lower energy bills and a reduced carbon footprint. For those with electric vehicles, an EV charging point is conveniently installed, making this property a forward-thinking choice for modern living.

Outside, the property offers off-road parking for two vehicles, a valuable asset in today's busy world. The garden provides a lovely space for outdoor activities, gardening, or simply enjoying the fresh air.

In summary, this semi-detached house on Fotheringhay Road is a wonderful opportunity for anyone seeking a comfortable, energy-efficient home in Wellingborough. With its modern amenities and thoughtful design, it is sure to impress.

Council Tax Band - C

EPC - 95A

Green Fees - Approx £250 pa (to be confirmed by Solicitors)

Asking Price £285,000



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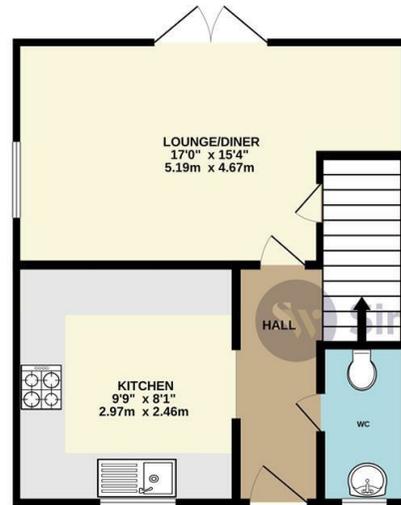
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1



GROUND FLOOR



1ST FLOOR

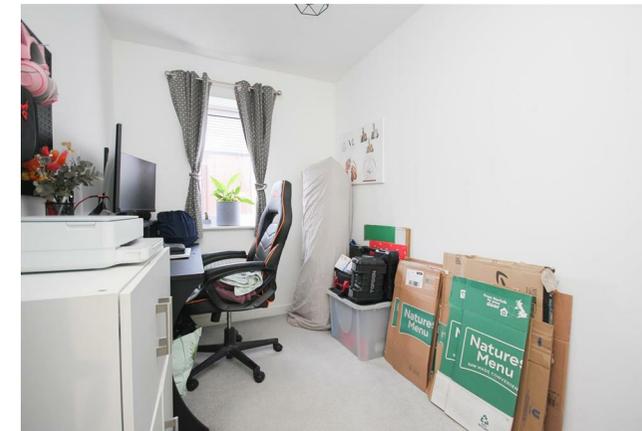


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	95	95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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