



31A Stanley Road  
Wellingborough, NN8 1DY



**Simpson & Weekley**



Located on Stanley Road in the town of Wellingborough, this delightful two-bedroom semi-detached house offers a perfect blend of comfort and convenience. Spanning an inviting 764 square feet, the property is designed to cater to modern living with its spacious open-plan lounge, dining area, and kitchen, creating an ideal space for both relaxation and entertaining.

As you enter, you will be greeted by a warm and welcoming atmosphere, enhanced by the natural light that floods the open-plan area. The layout is thoughtfully designed, allowing for seamless interaction between the kitchen and living spaces. Additionally, the property features a convenient downstairs W.C., adding to the practicality of the home.

The two well-proportioned bedrooms provide ample space for rest and personalisation, making it a perfect retreat for individuals or small families. Outside, the property boasts off-road parking for one vehicle, ensuring ease of access and security.

Located in a neighbourhood that is conveniently close to local amenities, residents will find shops, schools, and parks within easy reach, making daily life both simple and enjoyable. This semi-detached house on Stanley Road is an excellent opportunity for those seeking a comfortable home in a vibrant community. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs.

Council Tax Band - B  
EPC - 83/B

Asking Price £210,000



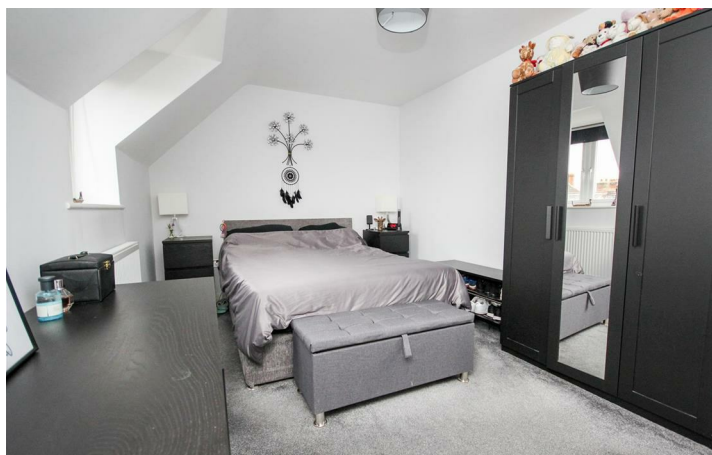
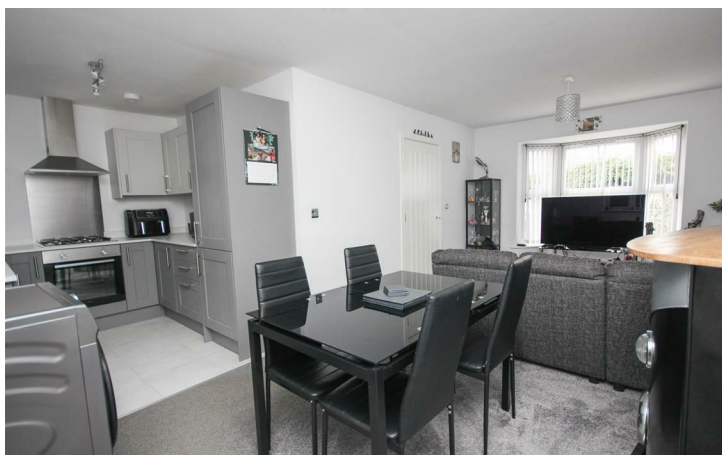
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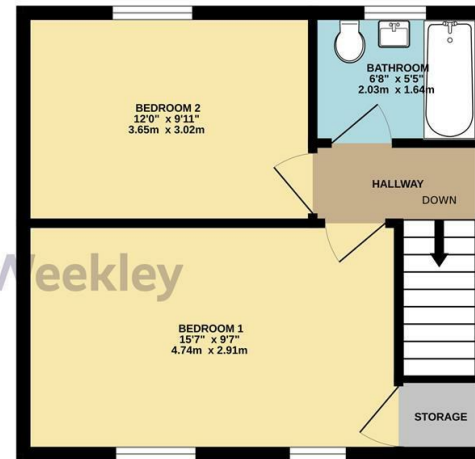


Simpson & Weekley

GROUND FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.2 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 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>                          |                            | <b>96</b> |
| (81-91) <b>B</b>                            | <b>83</b>                  |           |
| (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<br>2002/91/EC |           |



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01933 224953

[wb@simpsonandweekley.co.uk](mailto:wb@simpsonandweekley.co.uk)

<https://www.simpsonandweekley.co.uk/>

33 Sheep Street, Wellingborough, Northants, NN8 1BS