

168 Wollaston Road

Wellingborough, NN29 7DH

Simpson & Weekley

FIELD VIEWS ***CHAIN FREE*** Simpson and Weekley are delighted to offer to the market this fantastic two-bedroom semi-detached bungalow. The home is perfectly positioned on the very edge of the highly sought after Northamptonshire village of Irchester and offering easy access to lots of local amenities including Irchester Country Park and Rushden Lakes. The property is well presented throughout and boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, open plan lounge dining room, kitchen diner, two double bedrooms and a family bathroom. the home also benefits from gas central hearting and double glazing throughout. Externally there is a generous front garden and a private rear garden that backs onto open fields with stunning views over open countryside. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. EPC Rating D, Council Tax Band B

£265,000

2 1 1



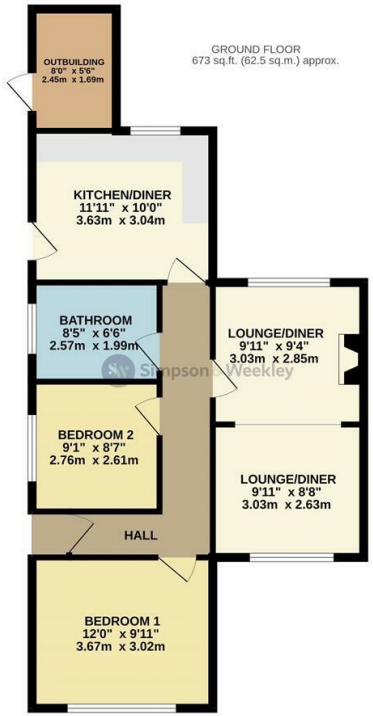




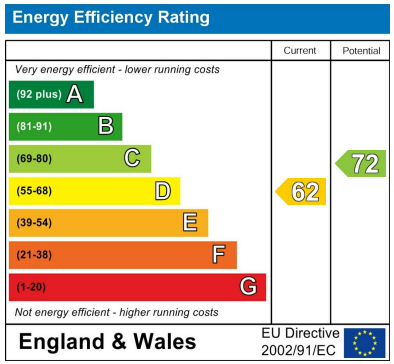




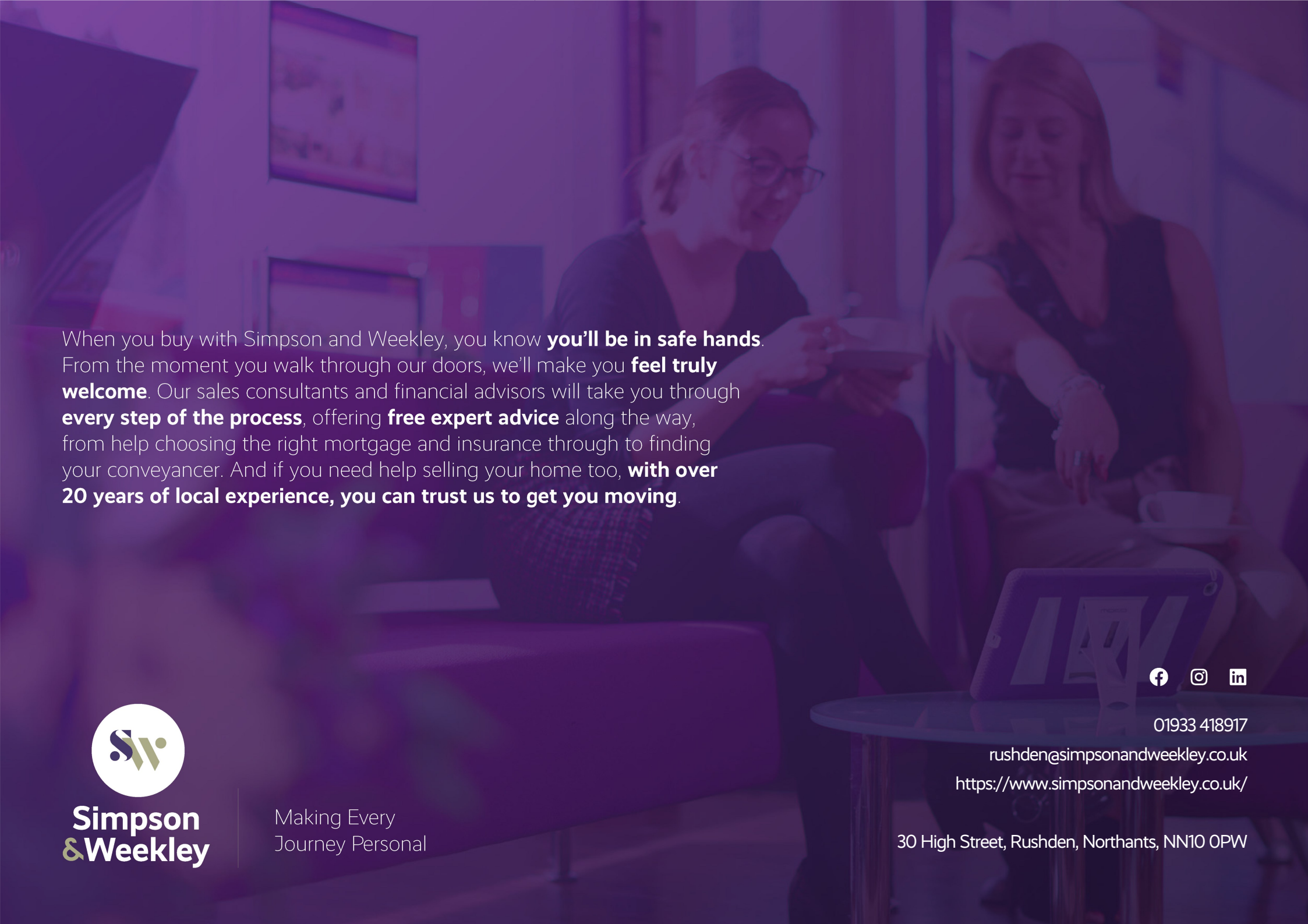
Simpson & Weekley


GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.
OUTBUILDING
8'0" x 5'6"
2.45m x 1.69m
KITCHEN/DINER
11'11" x 10'0"
3.63m x 3.04m
BATHROOM
8'5" x 6'6"
2.57m x 1.99m
LOUNGE/DINER
9'11" x 9'4"
3.03m x 2.85m
BEDROOM 2
9'1" x 8'7"
2.76m x 2.61m
LOUNGE/DINER
9'11" x 8'8"
3.03m x 2.63m
HALL
BEDROOM 1
12'0" x 9'11"
3.67m x 3.02m
TOTAL FLOOR AREA : 673 sq.ft. (62.5 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.
Made with Metropix ©2026




Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
62
72
England & Wales
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

01933 418917

rushden@simpsonandweekley.co.uk

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

30 High Street, Rushden, Northants, NN10 0PW