



101 Winstanley Road  
Wellingborough, NN8 1JQ



**Simpson & Weekley**

Ideally placed on Winstanley Road in the charming town of Wellingborough, this impressive end-terrace house offers a spacious and comfortable family home. With five well-proportioned bedrooms, this extended three-storey property is in fantastic condition throughout, making it an ideal choice for those seeking a modern living space.

Upon entering, you will find a fitted kitchen complete with a utility area, perfect for all your culinary needs. The ground floor also features a convenient downstairs cloakroom, adding to the practicality of the home. The generous living areas provide ample space for family gatherings and entertaining guests, ensuring that everyone can enjoy the warmth and comfort of this delightful residence.

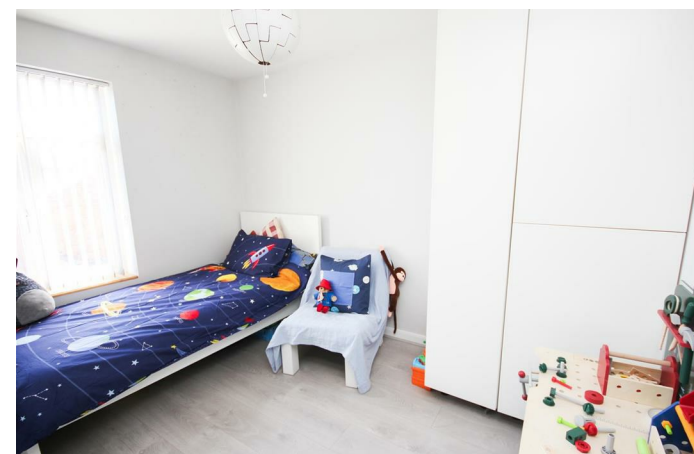
The property boasts a low-maintenance courtyard garden, offering a private outdoor space to relax and unwind without the burden of extensive upkeep. Its prime location is a significant advantage, as it is situated close to the train station and the town centre, providing easy access to local amenities and transport links.

This property is offered with no chain, allowing for a smooth and efficient purchase process. Whether you are a growing family or looking for a spacious home, this five-bedroom end-terrace house on Winstanley Road is a remarkable opportunity not to be missed.

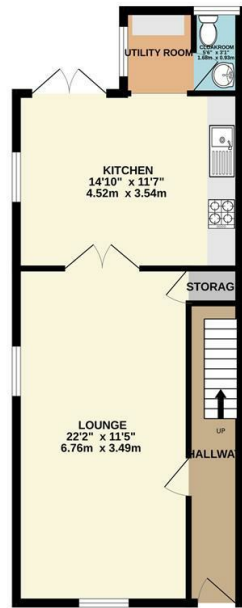
Council Tax Band B  
EPC: Ordered

Price £247,500

 5  null  nul



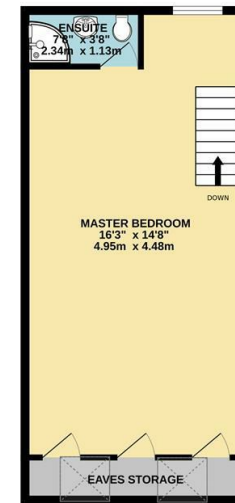
GROUND FLOOR  
544 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.2 sq.m.) approx.



2ND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 1497 sq.ft. (139.1 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 C2026



### 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>		
(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



01933 224953

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

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

33 Sheep Street, Wellingborough, Northants, NN8 1BS