



44 Kirtley Road  
Wellingborough, NN8 1TB



**Simpson & Weekley**

Located in the sought-after Stanton Cross development in Wellingborough, this beautifully presented semi-detached home on Kirtley Road offers a wonderful opportunity to enjoy modern, low-maintenance living in a thriving community.

From the moment you step inside, you'll appreciate the bright and welcoming atmosphere. The heart of the home is the stylish open-plan lounge and kitchen, thoughtfully designed to create a sociable space for everyday living, relaxing and entertaining. The contemporary kitchen comes complete with integrated appliances, making it as practical as it is attractive. A convenient downstairs cloakroom adds to the home's functionality.

Upstairs, you'll find two spacious double bedrooms, each offering a comfortable retreat at the end of the day. The modern family bathroom is well-appointed and finished to a high standard, providing everything needed for busy daily life.

Outside, the private enclosed rear garden offers the perfect space to unwind, whether you're enjoying a morning coffee on the patio, hosting friends for a summer barbecue, or watching children play on the lawn. The garden also benefits from a useful shed, providing valuable storage for bicycles, gardening equipment and outdoor furniture.

The property also benefits from off-road parking for two vehicles, conveniently located to the side of the house.

One of the standout features of this home is its excellent location. It is within easy walking distance of the local primary school and Wellingborough train station, making it an ideal choice for families and commuters alike. With local amenities, green spaces and excellent transport links all close by, day-to-day living couldn't be more convenient.

Combining contemporary comfort with a fantastic location, this lovely home is ideal for first-time buyers, young professionals, downsizers or investors alike. This is a place where you can truly settle in, enjoy the community, and feel at home from day one.

Council Tax : B

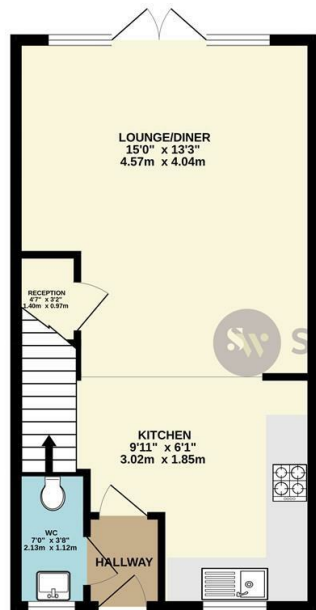
EPC: 83/B



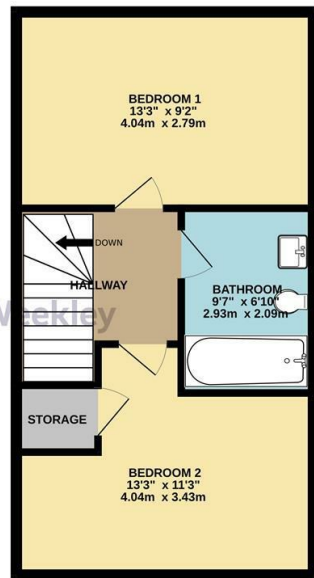
Price £240,000



GROUND FLOOR  
455 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 906 sq.ft. (84.2 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.  
Made with Metropac C300.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</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 2002/91/EC	



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