



5 Fir Tree Grove
Wellingborough, NN29 7NQ



Simpson & Weekley

Located in the charming village of Bozeat, Wellingborough, this delightful semi-detached house on Fir Tree Grove offers a perfect blend of comfort and modern living. Spanning an impressive 1,022 square feet, this property boasts three generously sized double bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The heart of the home is undoubtedly the brand new fitted kitchen, which features a built-in single oven, providing a stylish and functional space for culinary enthusiasts. The good-sized bathroom complements the living areas, ensuring convenience for all residents.

Outside, the property benefits from parking for two vehicles, along with a single garage that offers additional storage or parking options. The well-maintained exterior and surrounding area enhance the overall appeal of this lovely home.

With its prime location in a friendly community, this semi-detached house is not just a property; it is a place where memories can be made. Whether you are looking to settle down or invest, this home presents an excellent opportunity to enjoy a comfortable lifestyle in a picturesque setting. Do not miss the chance to make this charming residence your own.

Council Tax Band: C
EPC: 60/D

Asking Price £320,000



3



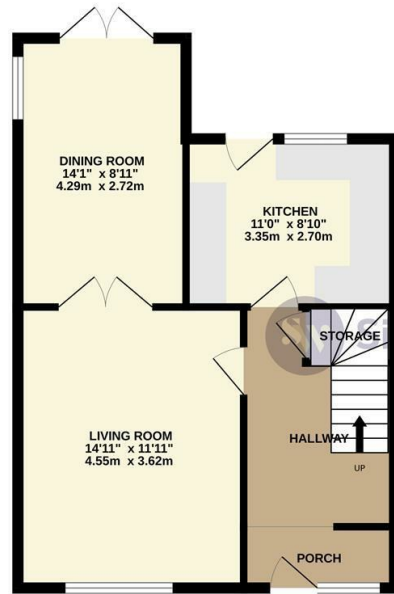
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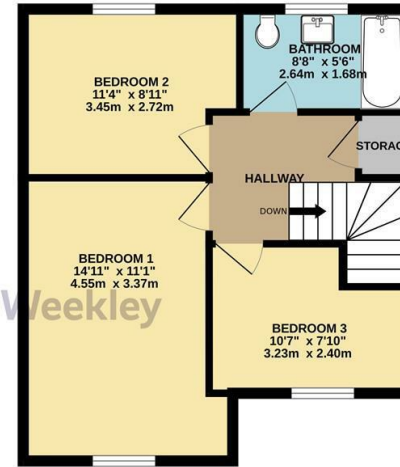
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GROUND FLOOR
516 sq.ft. (48.0 sq.m.) approx.



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



TOTAL FLOOR AREA - 968 sq.ft. (89.9 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) 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		
England & Wales	EU Directive 2002/91/EC	



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