



21 Humber Gardens

Wellingborough, Northamptonshire NN8 5WE



Simpson & Weekley

Situated in a desirable cul-de-sac location on the popular Gleneagles development, this spacious four-bedroom detached family home offers well-presented accommodation, excellent living space and a number of useful improvements.

The ground floor comprises a welcoming entrance hall, downstairs WC and a spacious lounge, providing a comfortable main reception space. The converted garage provides a particularly useful additional area, currently offering a large utility room together with excellent additional storage space. To the rear is the refitted kitchen/diner, featuring a modern peninsula and ample room for dining. Patio doors open directly onto the garden, creating a lovely connection between the kitchen and outdoor space.

Upstairs, there are four good-sized bedrooms, including a generous master bedroom benefiting from its own en-suite shower room, alongside three further well-proportioned bedrooms and the family bathroom.

Externally, the property benefits from a large driveway providing parking for up to three cars. The rear garden has been designed for ease of maintenance and features artificial grass, providing an attractive and practical outdoor space ideal for relaxing and entertaining.

A fantastic opportunity for families seeking a spacious detached home in a quiet cul-de-sac setting, with excellent living accommodation, useful additional space and convenient parking.

Council Tax Band: D

EPC: 66/D

Asking Price £355,000



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3



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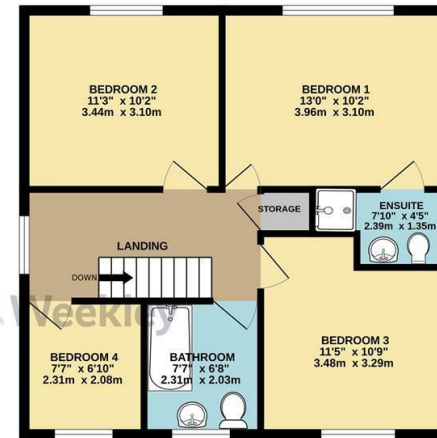


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GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.

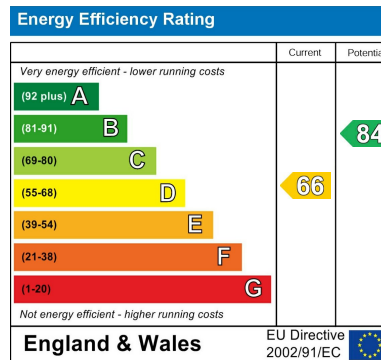


1ST FLOOR
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 1204 sq.ft. (111.9 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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