



14 Unity Close  
Wellingborough, NN29 7SU



Simpson & Weekley



Set in a cul-de-sac in the sought after village of Wollaston is this well presented, four bedroom family home. The entrance hall leads to a living room where accommodation flows through the double doors to the kitchen area - both benefitting from underfloor heating. The ground floor extension now supplies the kitchen with a light and airy open plan entertaining space with a partially vaulted ceiling, modern fitted kitchen units with island breakfast bar and double glazed 'wave doors' to the garden. There is also a utility room leading to a ground floor cloakroom and a store room that could potentially be used as an office in the former garage with a door to a further storage space with garage door to the front. The first floor now benefits from an en-suite shower room to the master bedroom, three further well proportioned bedrooms and a modern family bathroom. Externally there is a low maintenance rear garden with paved patio and artificial turf and a block paved front garden providing off road parking for a minimum of two cars. Being located just a short distance from the A509 provides ideal access routes both south to Milton Keynes or north to the closer Wellingborough where a direct train to London can see you in St Pancras well within an hours journey. The village itself has popular schooling, shops and parks and there is an award winning country park in the nearby village of Irchester and the highly regarded Rushden Lakes retail and leisure complex is set along the easily accessible A45.

Price £340,000



4



3



2





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 |
|----------------------------------------------------|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (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>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |





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