

# 8 Alexander Court

Wellingborough, NN29 7EL

Simpson & Weekley

A spacious five-bedroom family home with room to grow!

Situated on a small modern development of just nine homes in the popular Northamptonshire village of Irchester, this well-presented five-bedroom link-detached property offers versatile accommodation across three floors.

The property boasts four large double bedrooms, including a principal bedroom with en-suite, alongside a fifth smaller bedroom currently arranged as a home office accommodating both a desk and double sofa bed, offering flexibility as a guest room or additional bedroom.

The ground floor features a 21ft living room and spacious refitted open-plan kitchen/dining room, connected at both ends to create a wonderful circular flow. Both rooms have French doors opening directly onto the rear garden, creating an ideal space for family life and entertaining, with the kitchen also featuring solid wood worktops and a matching fixed wooden dining area.

Externally, the property benefits from two separate off-road parking spaces and a tandem-length garage. The enclosed, low-maintenance L-shaped garden offers distinct adult and children's areas, with a paved patio, artificial turf, ready-built sunken trampoline and further seating area with an external electrical socket previously used for a hot tub. The garage and loft provide additional storage.

The property also benefits from an air source heat pump, providing an energy-efficient, gas-free heating system with the potential for lower running costs, alongside a gas-free electric stove.

Wellingborough's mainline railway station provides direct services to London St Pancras in as little as 45 minutes and the village offers a list of amenities, including a Co-op, pub, library, pharmacy, takeaways and bowls club, alongside well-regarded local schools. The impressive Irchester Country Park, with woodland walks and high ropes course is within walking distance whilst Rushden Lakes, Chester House, Riverside Hub and several sports facilities are all within a short drive.

£400,000

5 2 2











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GROUND FLOOR
601 sq.ft. (55.8 sq.m.) approx.

1ST FLOOR
602 sq.ft. (55.9 sq.m.) approx.

2ND FLOOR
290 sq.ft. (26.9 sq.m.) approx.

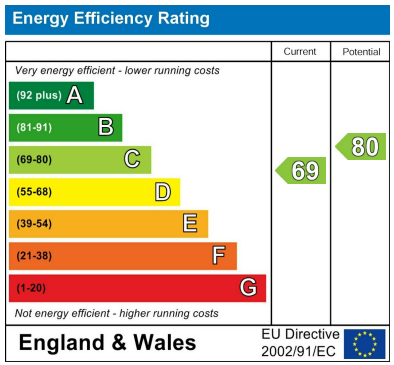



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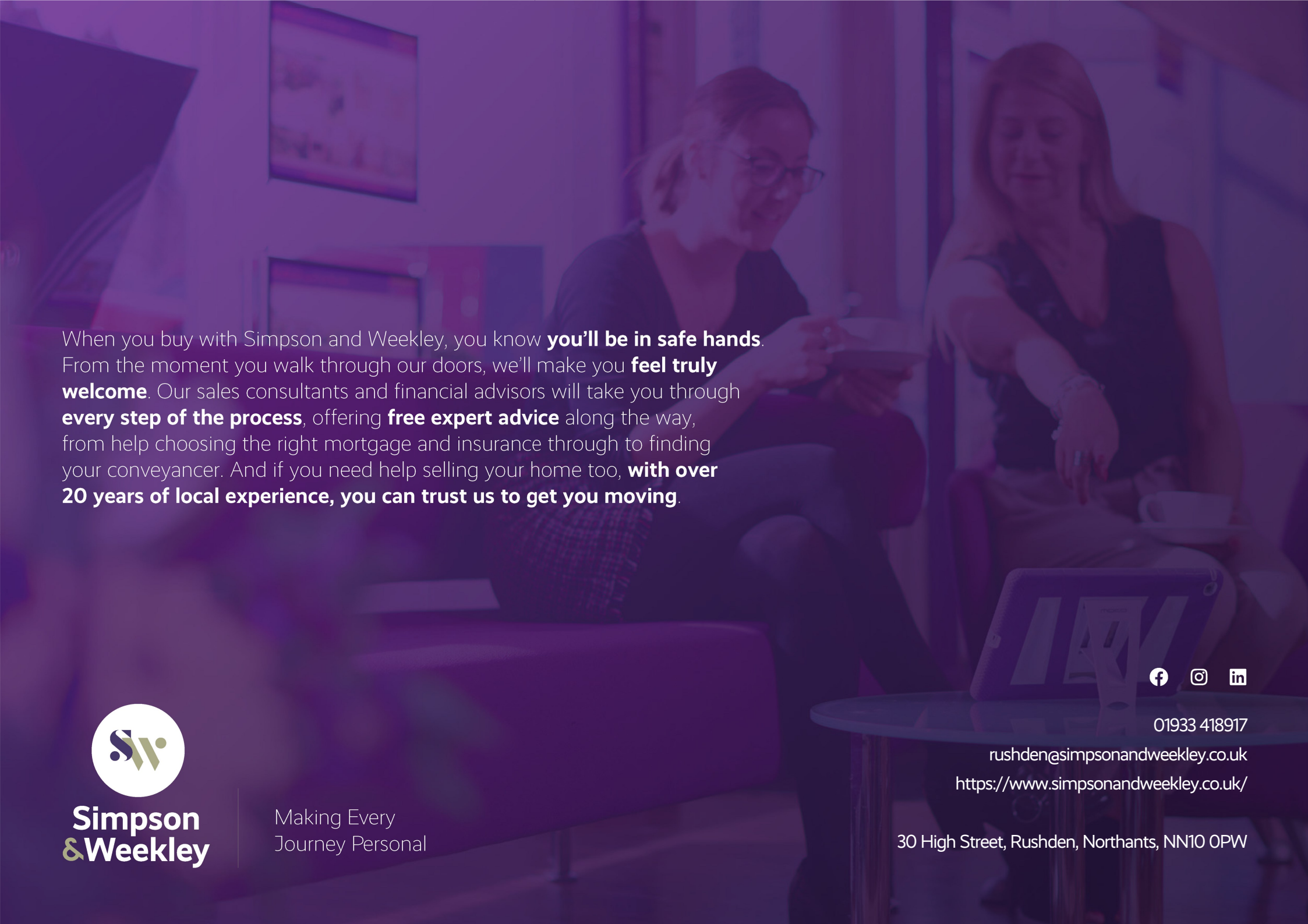
TOTAL FLOOR AREA : 1493 sq.ft. (138.7 sq.m.) approx.

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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