



195 Northampton Road
Wellingborough, NN8 3PR



Simpson & Weekley

A beautifully modernised and significantly extended four-bedroom 1930s semi-detached home, perfectly blending character charm with contemporary family living and overlooking miles of open fields.

Designed with modern family life in mind, the ground floor offers a welcoming bay-fronted lounge alongside a breathtaking, open-plan kitchen dining family room. This impressive extension features a kitchen with premium granite worktops, integrated appliances to include an oven, combi microwave oven, dishwasher, fridge freezer and plate warmer, there is a sky lantern, and bi-fold doors that bring the outdoors in. A highly practical utility room with further integral appliances and a separate cloakroom complete the ground floor.

The first floor now hosts four generous bedrooms, and a stylishly refitted family bathroom. The master bedroom enjoys its own contemporary en-suite and the large window boasts picturesque views over the garden and countryside.

Outside, the landscaped rear garden is a true retreat, featuring a paved patio with attractive elevated views, a lawned sweeping garden with bordering trees and shrubs, a summer house, shed and a substantial wooden garden office/workshop with full power, lighting, and a private veranda looking back up towards the house. The front garden is mainly block paved providing off road parking and there are benefits of outside water and power point.

Superbly located for commuters, the property sits a short distance from the A45 and just over 2 miles from the mainline station, offering direct trains to London St Pancras in under 50 minutes

Council Tax Band: C

EPC: 71/C

Offers In Excess Of £425,000



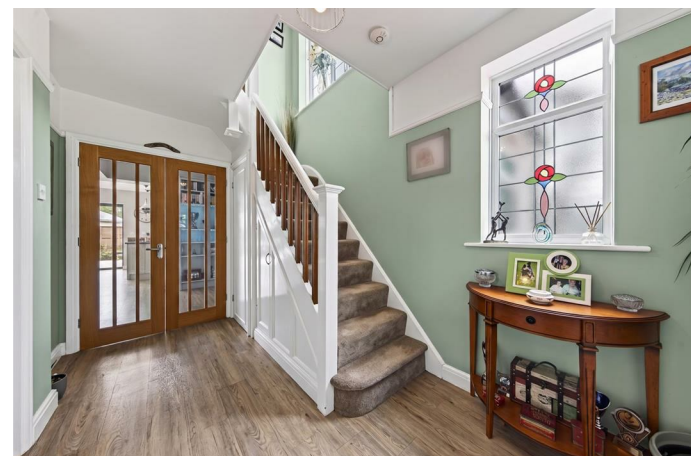
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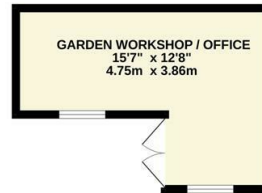
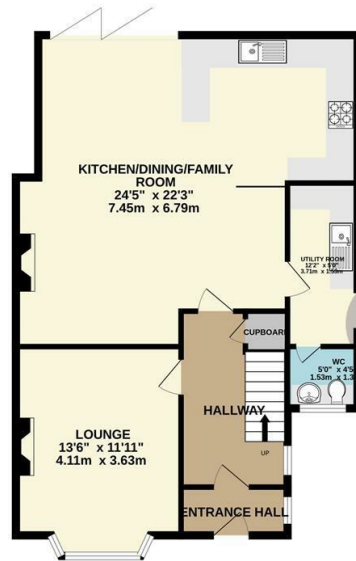
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GROUND FLOOR
992 sq.ft. (92.2 sq.m.) approx.



1ST FLOOR
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA: 1700 sq.ft. (158.0 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	

71

80



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