



31 Medway Drive
Wellingborough, NN8 5XT



Simpson & Weekley

Located on a cul-de-sac within the desired Medway Drive in the town of Wellingborough, this delightful three-bedroom detached home presents an excellent opportunity for families/couples and many others seeking a comfortable and inviting living space. The property is nicely presented, showcasing a warm and welcoming atmosphere that is sure to appeal to prospective buyers.

As you approach the home, you will appreciate the convenience of a driveway with a gated carport, ensuring ease of access for you and your guests. The well-maintained garden offers a lovely outdoor space, perfect for children to play or for hosting summer gatherings with family and friends.

Inside, the layout of the home is designed with modern living in mind, with an open plan refitted kitchen with breakfast bar providing ample room for entertaining. The separate living room offers a perfect space for relaxation and each of the three bedrooms are well proportioned - ideal for a young family.

This property is not just a house; it is a good family home that offers both practicality and charm. With its desirable location and thoughtful features, it is a must-see for anyone looking to settle in Wellingborough. Do not miss the chance to make this lovely home your own.

EPC: 71/C

Council Tax Band: B

Offers In Excess Of £260,000



3



1

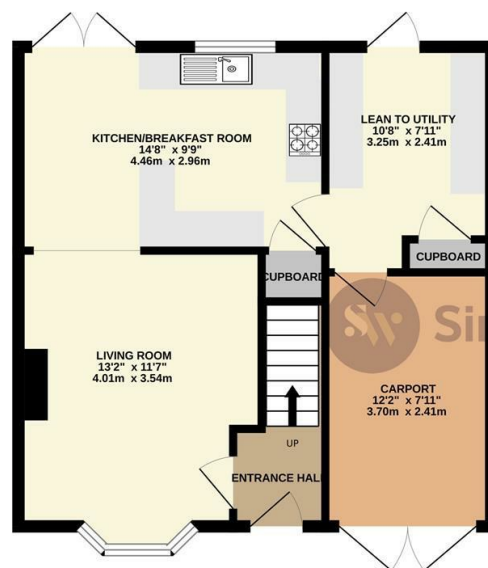


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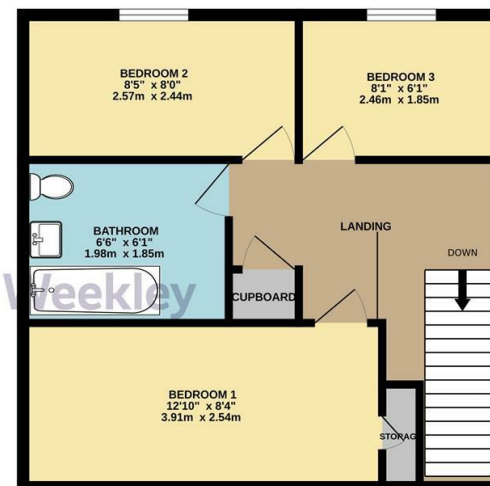


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GROUND FLOOR
517 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.0 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		85
(69-80) C	71	
(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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