# 3 Spey Close

## WELLINGBOROUGH
## NN8 5ZE

## £270,000

- DETACHED FAMILY HOME
- NO ONWARD CHAIN
- PART CONVERTED GARAGE
- LOVELY CONDITION
- THREE BEDROOMS
- OFF ROAD PARKING
- CONSERVATORY
- ENERGY EFFICIENCY RATING : D

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Located in the popular area of Spey Close, Wellingborough, this delightful detached home presents an excellent opportunity for families and individuals alike. With three bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout of the property is designed to maximise both space and functionality, making it a practical choice for modern living.

Situated in a lovely neighbourhood, this home benefits from a community atmosphere while still being conveniently located near local amenities, schools, and parks.

Whether you are looking to settle down or invest in a promising opportunity, this detached home in Wellingborough is certainly worth considering. Do not miss the chance to make this lovely property your own.

**Ground Floor**

**Entrance Hallway**
Enter via a UPVC double glazed front door into the entrance hallway with stairs rising to first floor, laminate flooring, double radiator and door to;

**Lounge**
16'0" x 12'4" (4.88 x 3.78)
Double glazed bay window to the front aspect with a feature fireplace and electric fire. Laminate flooring, double radiator and door to;

**Kitchen/Diner**
15'7" x 9'5" (4.75 x 2.88)
A range of floor and eyelevel Shaker style kitchen units with matching worktops and complementary tiling. One and a half bowl inset sink with drainer and mixer taps. Freestanding electric cooker with plumbing for washing machine and dishwasher. Built in storage cupboard and door to;

**Utility Room/Study**
8'5" x 8'0" (2.58 x 2.45)
Versatile room which could be a utility room/downstairs cloakroom or study with a glazed door leading to the rear garden and door leading into the part converted garage storage space.

**Part Converted Garage**
10'10" x 8'1" (3.32 x 2.48)
Part converted garage/storage space with an up and over garage door, eaves storage and fitted with power and light.

**Conservatory**
9'6" x 9'1" (2.91 x 2.78)
Brick and Upvc built conservatory with double glazed French doors leading into the garden with laminate flooring.

**First Floor**

**First Floor Landing**
First floor landing with a double glazed window to the side aspect, loft access and a built in airing cupboard.

**Bedroom One**
12'4" x 8'9" (3.77 x 2.67)
Double glazed window to the front aspect, built-in double wardrobes and a radiator.

**Bedroom Two**
9'9" x 8'11" (2.98 x 2.72)
Double glazed window to the rear aspect, radiator and a built-in storage cupboard.

**Bedroom Three**
9'4" x 6'6" (2.85 x 2)
Double glazed window to the front aspect and a radiator.

**Family Bathroom**
A modern three-piece suite comprising a WC, pedestal wash basin and a bath with shower over and shower screen. Tiling to water sensitive areas with a double glazed obscure window to the rear aspect and an upright chrome radiator.

**Externally**

**Front Garden**
Mainly laid to lawn and stocked with mature bushes and shrubs with a driveway for off-road parking.

**Rear Garden**
Enclosed rear garden mainly laid to lawn with a patio area and gated side access. Garden is stocked with mature bushes, trees and shrubs.

**Local Information**

**Wellingborough**
Spey Close in Wellingborough is a quiet residential area, ideal for families and professionals seeking a peaceful setting with easy access to local amenities. The neighbourhood benefits from nearby primary and secondary schools, making it popular with young families. Shopping facilities are close by, including supermarkets and Wellingborough town centre with its mix of high-street and independent shops. Excellent road links via the A45 and A509 connect residents to Northampton, Milton Keynes, and beyond, while Wellingborough train station offers direct services to London St Pancras. Local parks, leisure centres, and community services add to the area’s convenience and appeal.

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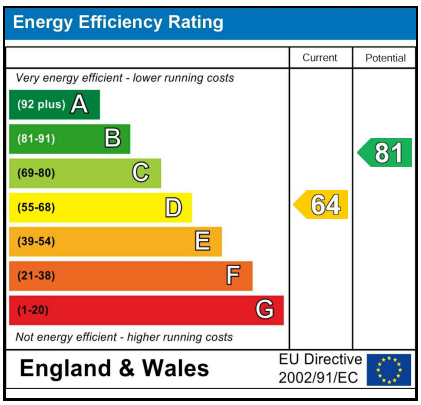


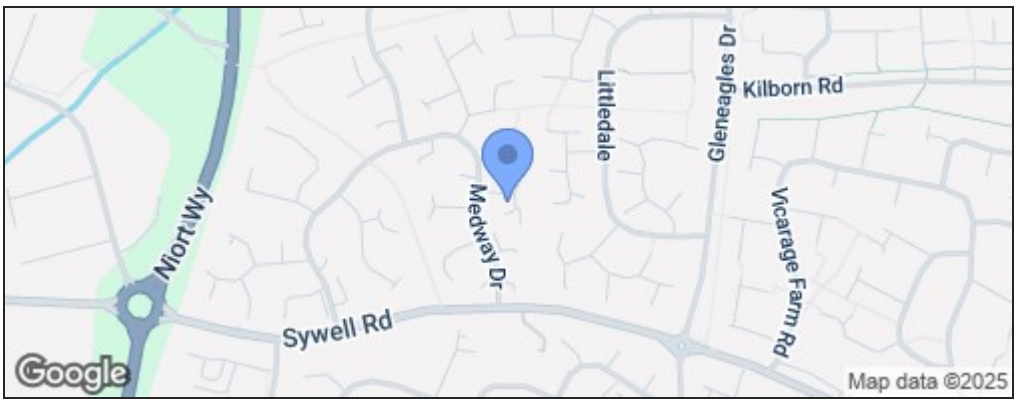


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