



Rockingham Dene, Wellingborough Offers in Excess of £270,000

Modern Home – Less than two years old, offering a fresh and ready-to-move-in space for first-time buyers or young families | **Spacious Living Room** – A welcoming space with room for all your furniture and neutral décor to make your own | **Bright Kitchen/Diner** – Plenty of storage, counter space, and room for family meals, with French doors opening to the garden | **Practical Downstairs Toilet** – A family-friendly feature, ideal for busy households or when guests visit | **Flexible Bedrooms** – Two doubles, including one with an en-suite, and a single bedroom to suit your needs | **Modern Bathroom** – Shower over the bath, perfect for busy mornings, relaxing evenings | **Private Garden** – A mix of patio and lawn, great for outdoor dining, kids to play, or relaxing with a coffee | **Off-Road Parking** – Space for two cars on the driveway, providing convenience and ease of access | **Great Location for Commuters** – Fast train links to London from Wellingborough station, making it ideal for work and leisure | **Local Amenities and Green Spaces** – Close to shops, schools, and parks, offering a balanced lifestyle for families and professional



Less Than 2 Years Old, This Modern house, Offers Plenty Of Space, Making It A Great Fit For First-Time Buyers, Or Families With Young Children -it's ready for you to move in and add your personal touch. Positioned on a quiet no-through road, it not only provides a peaceful setting but also adds an extra sense of safety for young families. This home also offers an ideal opportunity for those looking to turn a new chapter, whether it's upsizing, downsizing, or relocating. And with no chain, there's the possibility for a quick move.

The living room is a great size with plenty of space for sofas, chairs, and your favourite pieces of furniture, all set against neutral décor that makes it easy to introduce your own style. The newly fitted kitchen/diner is a bright, welcoming space with lots of storage and generous counter space, making meal prep a breeze.

There's room for a dining table too, ideal for everyday family meals. Light pours in through the French doors that open to the garden, giving a relaxed, airy feel to the room.

A downstairs toilet is a practical feature, especially with little ones or guests around, making family life that bit easier.

Upstairs features two double bedrooms, one with an en-suite and the other with a built-in wardrobe, plus a single bedroom – all with new carpets, so no cold feet on a winter's morning. The main bedroom also benefits from its own air-conditioning unit, offering comfort whatever the season.

You'll love the modern bathroom with a shower over the bath - great for an invigorating start to your mornings or a relaxing soak in the evenings and for young families children's bath times.

Got a car? Parking is sorted with off road parking for 2 cars.



The rear garden combines a patio for outdoor dining or enjoying your morning coffee with a lawn that's ideal for kids to play, set up a swing set, or for a bit of gardening. Gated access to the front adds convenience and practicality.

Situated in Wellingborough, this home offers a perfect balance of convenience and lifestyle. The nearby train station provides fast links to London, making it great for commuters, while local shops, and schools, are all within easy reach. For those who love the outdoors, nearby parks and green spaces offer plenty of opportunities for walking, cycling, or family picnics. It's a location that works for modern living.

| **ADDITIONAL INFORMATION**

Council Tax Band - C

EPC Rating - B

Maintenance Charge - £200.00 P.A.

| **GROUND FLOOR**

Living Room: Approx 13' 9" x 13' 1" (4.20m x 4.00m)

Kitchen / diner: Approx 16' 9" x 14' 9" (5.10m x 4.50m)

Downstairs Cloakroom: Approx

| **FIRST FLOOR**

Bedroom One: Approx 13' 1" x 11' 6" (3.99m x 3.50m)

En-suite: Approx

Bedroom Two: Approx 9' 2" x 8' 6" (2.80m x 2.60m)

Bedroom Three: Approx 12' 8" x 7' 1" (3.85m x 2.16m)

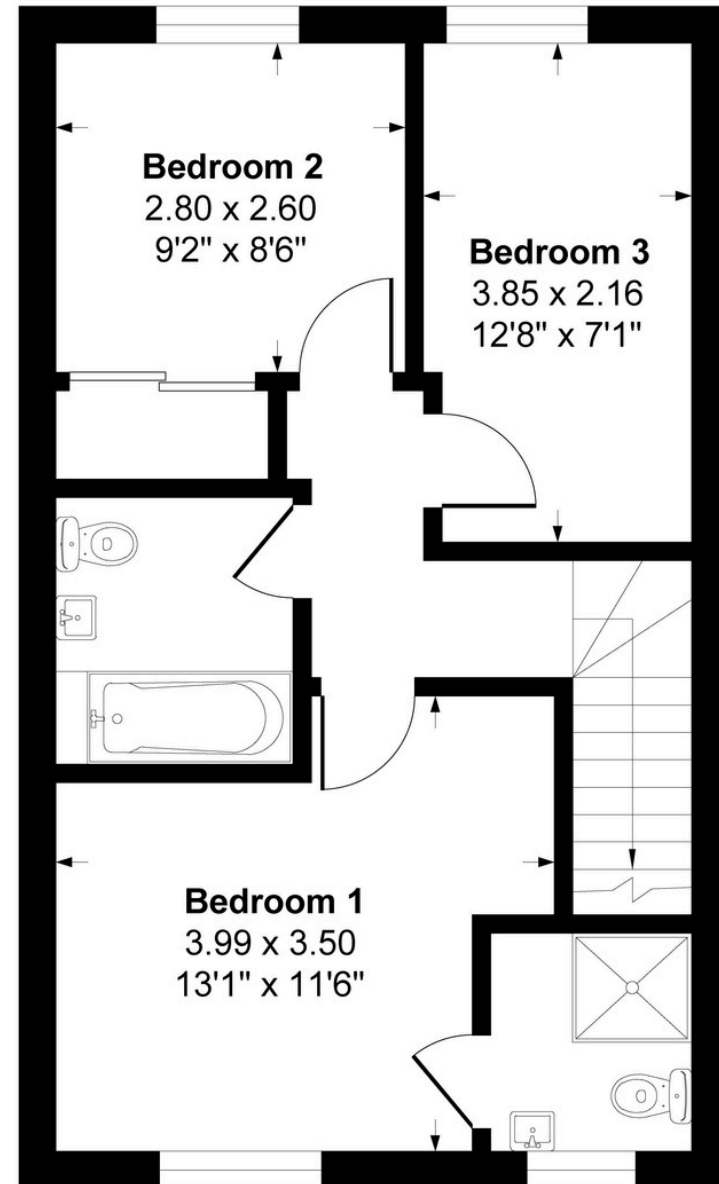
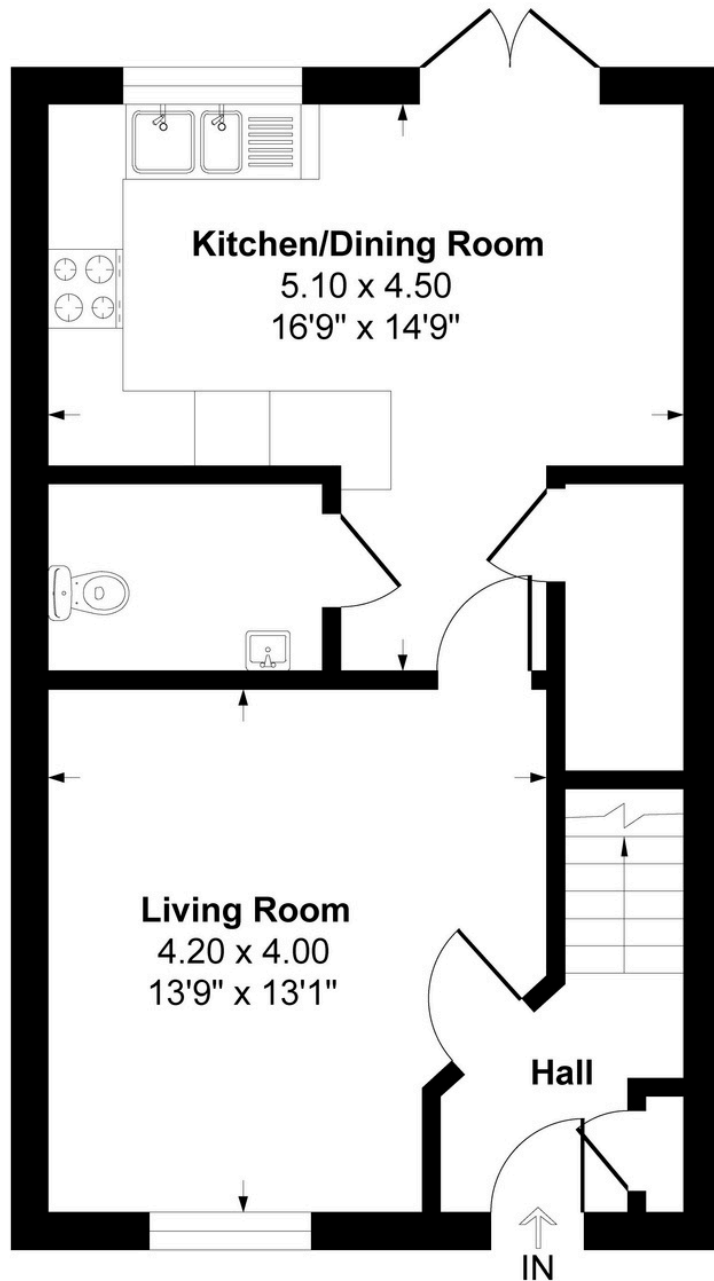
Bathroom: Approx

| **OUTSIDE**

Driveway providing off road parking for 2 cars

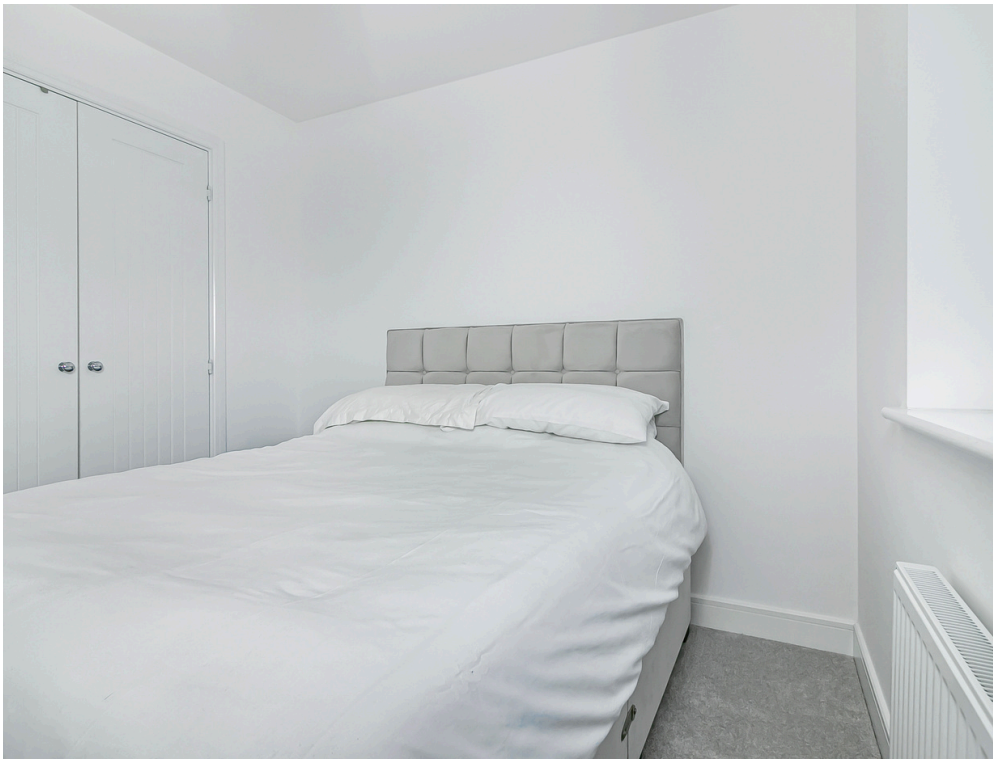
Private garden with patio areas and gated access to the front





Total area: approx. 90.7 sq. metres (977.1 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors.





Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

Leysbrook Team

01462 419329 | info@leysbrook.co.uk

Devonshire Business Centre | Works Road | Letchworth | SG6 1GJ

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Registered in England and Wales 11327419

Registered office: Unit 1b, Focus Four, Fourth Avenue, Letchworth, Hertfordshire SG6 2TU



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		