



10 Wellingborough Road,
Wellingborough, NN9 5BE

OSCAR JAMES

£450,000

ESTATE AGENTS

The Property in Brief...

*** CHECK OUT OUR VIDEO TOUR ***

Oscar James are proud to offer to the market FOUR brand new executive four-bedroom DETACHED family homes, designed for open-plan modern living and situated in an idyllic cul-de-sac location in the sought after Northamptonshire village of Little Harrowden.

These homes are part of an exclusive development, built by C&C properties and boasting countryside views, accessed via a private driveway.

Each home features an inviting entrance hall, providing access via two doors to a generous open-plan kitchen/dining/sitting room. The inviting reception room is dual aspect with French doors leading to the rear garden. The kitchens come fully equipped with integrated appliances, including a washing machine, dishwasher, fridge/freezer, AEG double oven, induction hob, and hood. A W/C completes the downstairs.

To the first floor, the spacious landing leads to a master bedroom with fitted wardrobes and an en-suite shower room. The remaining bedrooms are all a generous size and bedroom two also enjoys fitted wardrobes. Lastly, the family bathroom provides a luxurious retreat, with a chromotherapy whirlpool bath perfect for relaxing!

Outside, each home offers a block-paved driveway with off-road parking for multiple vehicles, and an electric car charging point. The gardens are low maintenance, offering a combination of patio areas and lawn. The garden is fully enclosed with gated access to the front.

Little Harrowden enjoys a host of amenities, including a primary school, scenic countryside walks, a local pub and superb transport links.

Additional benefits include NO ONWARD CHAIN, uPVC windows, high-spec front doors, low wall lighting in the entrance hallway and gas central heating. Each property is covered by a 10-year Zurich Building Guarantee.

Call sole selling agent Oscar James to make your viewing arrangements today!



Dimensions

Kitchen / Lounge / Diner

32'09 x 18'08 (max) (9.98m x 5.69m
(max))

bedroom One

11'07 x 8'03 (3.53m x 2.51m)

Ensuite

Bedroom Two

9'09 x 9'02 (2.97m x 2.79m)

Bedroom Three

12'07 x 8'06 (3.84m x 2.59m)

Bedroom Four

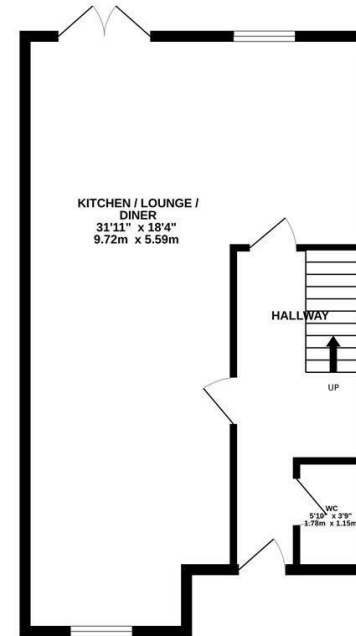
9'08 x 6'10 (2.95m x 2.08m)

Bathroom

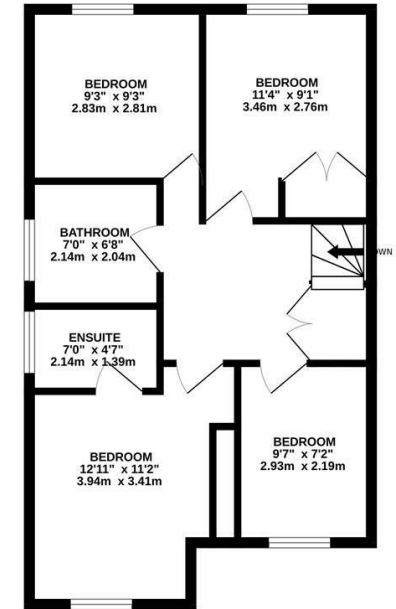
What our vendors say...

We picked this location to build because we know that new build family homes in VILLAGES are hard to come by. We wanted to give new and growing families the chance to secure a home in a beautiful location!

GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



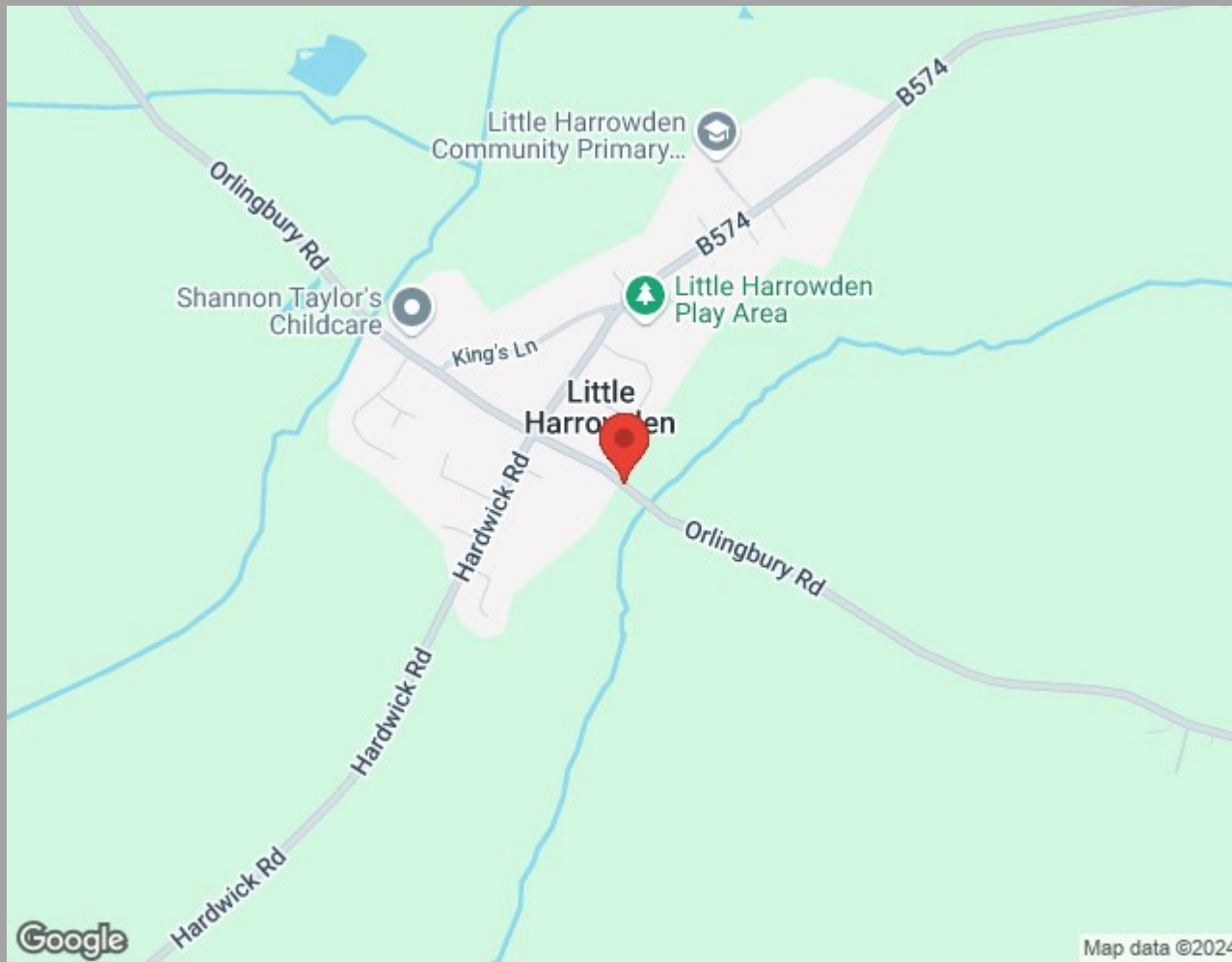
1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA: 1106 sq.ft. (102.8 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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Find us at;
45 High Street
Burton Latimer, NN15 5LB

01536 722 222
burton@oscar-james.com
www.oscar-james.com
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