

1 Meeting Lane
Irthlingborough
Wellingborough
NN9 5SQ

£390,000 Offers Over



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Oscar James is pleased to offer for sale this spacious, extended stone built, five/four bedroomed, semi detached cottage. Offering approx. 190 square metres of accommodation with features to include Log burner, exposed beams, exposed stone walls, gas radiator central heating, Air conditioning to master bedroom, UPVC double glazing, refitted kitchen with built in appliances, refitted sanitary ware including en suite's and bathroom and offers off road parking for two cars, three reception rooms, three en suite shower rooms and a beautiful cottage style patio garden enjoying a high degree of privacy.

The accommodation briefly comprises: Large entrance hall, lounge, study/bedroom 5 with En-suite, garden room, kitchen/breakfast room,

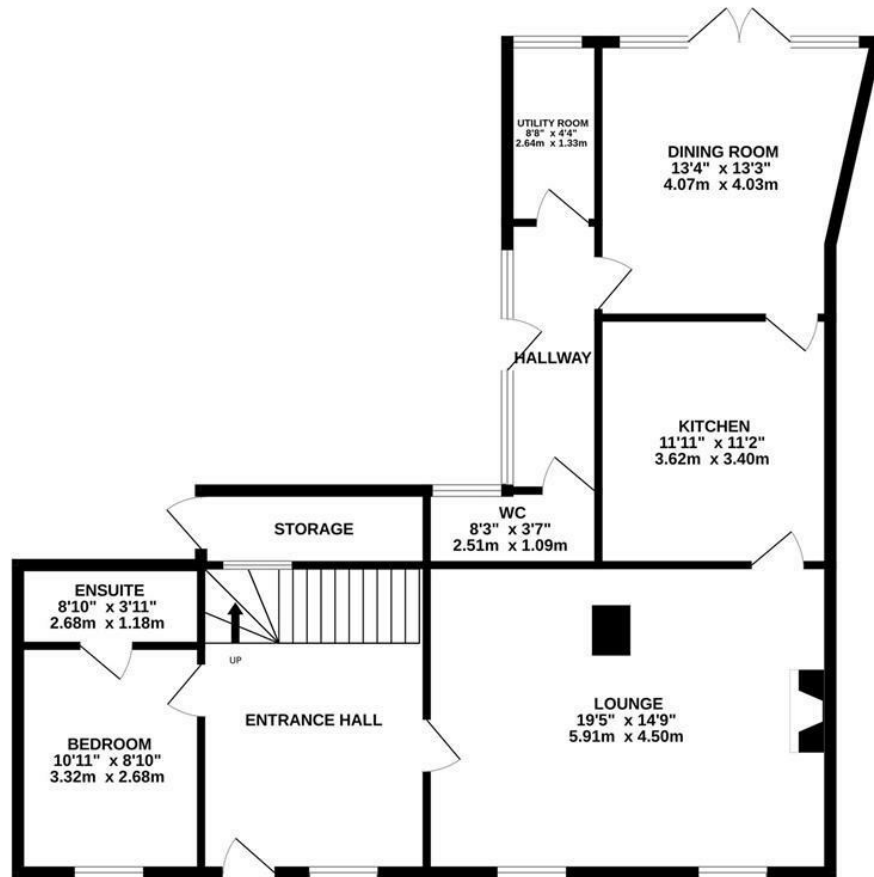
utility room, 2nd cloakroom, open plan landing/study area, four bedrooms, (with en suite shower room to bedroom's one and two), bathroom, rear garden, brick built store and a driveway.

This cosy cottage really brings together a contemporary, modern finish with period and character features. With its space and versatile accommodation it will appeal to a wide demographic.

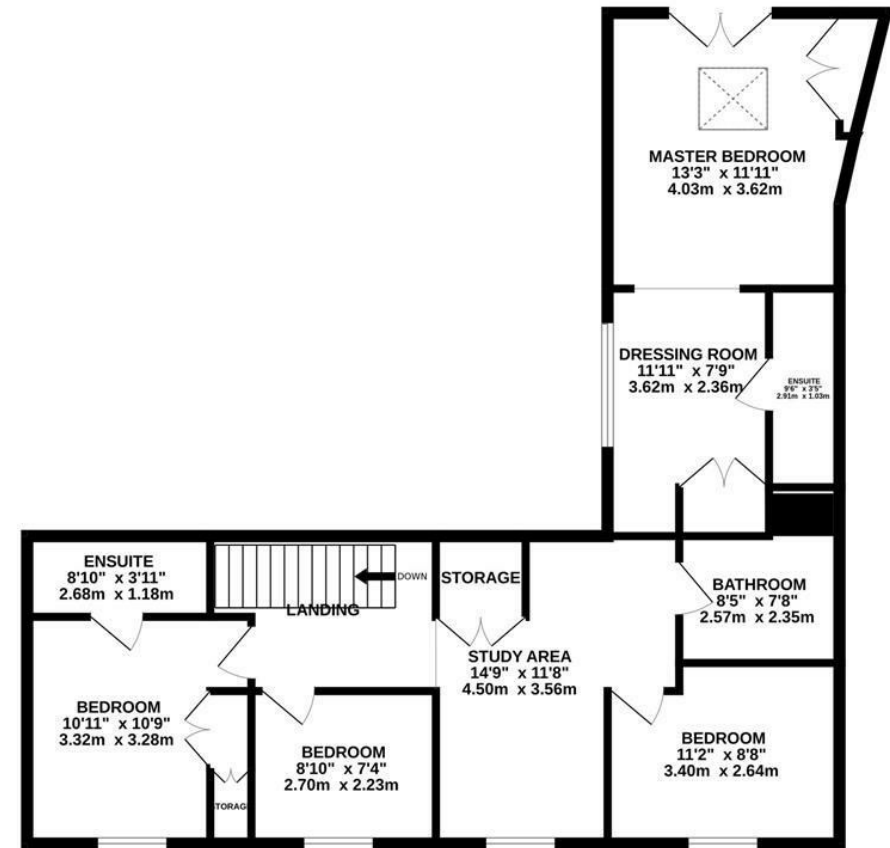
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Floor Plan

GROUND FLOOR
1018 sq.ft. (94.6 sq.m.) approx.



1ST FLOOR
860 sq.ft. (79.9 sq.m.) approx.







TOTAL FLOOR AREA : 1878 sq.ft. (174.5 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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AT A GLANCE...

-  Three Reception Rooms
-  Fitted Kitchen & Utility Room
-  Five Bedrooms
-  Family Bathroom, Three En-suites & Cloakroom
-  Court Yard Rear Garden
-  Off Road Parking





SELLER'S SECRET

This has been a wonderful family home for us with plenty of space for everyone's needs whilst still retaining that cosy cottage feel. See if you can find the hidden cupboard!!!!



Why we like it....

Located in Irthlingborough's town centre this property only has a short distance from all the facilities the town has to offer and a short drive to Rushden lakes and Wellingborough and it's train station.

To buy or not to buy....

OSCAR JAMES

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