

Presland Way
Irthlingborough
Wellingborough
NN9 5UL

£340,000

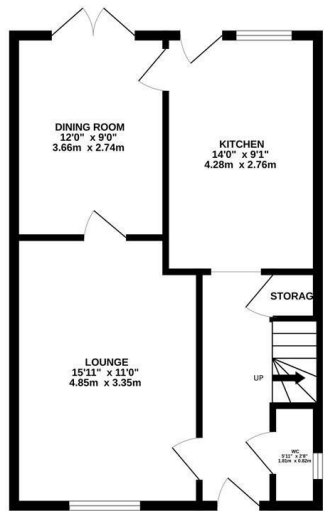


OSCAR JAMES

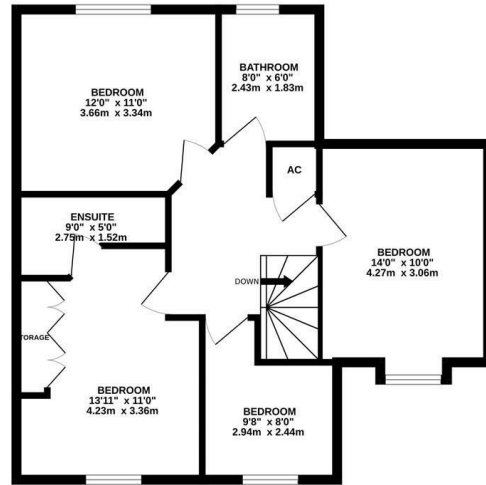
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FLOOR PLANS

GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA: 1148 sq.ft. (106.6 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...



Two Reception Rooms



Kitchen/Breakfast Room



Four Generous Bedrooms



Family Bathroom, En-Suite & Cloakroom



Front & Rear Gardens



Off Road Parking & Garage



WHAT'S GREAT?

Nestled in the charming location of Presland Way, Irthlingborough, this delightful link-detached house is a true gem waiting to be discovered. Boasting two reception rooms, four bedrooms, and three W,C's this property offers ample space for comfortable living.

Conveniently situated within a sought-after estate off Wellingborough Road, this modern David Wilson built home provides easy access to Wellingborough Railway Station, making commuting a breeze for its future residents. The property is meticulously maintained and presented in very good order throughout, ensuring a seamless transition for its new owners.

Whether you're looking to host gatherings in the spacious reception rooms or seeking a peaceful retreat in one of the four cosy bedrooms, this property

caters to all your needs. The well-appointed bathroom and en-suit add a touch of luxury, providing convenience and comfort for the whole household.

Don't miss the opportunity to make this house your home and enjoy the best of what Irthlingborough, has to offer. Book a viewing today and step into your bright future at Presland Way!

...expect excellence



SELLER'S SECRET

We've found in the colder months with such sheltered parking we never have to scrap the ice off our vehicles. The neighbours are great and the area is a quiet little haven after a long days at work.



Why we like it....

The area is great for young families, dog walkers and those who like the outdoors with the countryside on the doorstep and a walkable distance for some to Rushden lakes with all its leisure facilities. It's also great for commuters with approximately 5 min drive to Wellingborough train station with it's main line to St Pancras International.

To buy or not to buy....

OSCAR JAMES

Central Hall 1a High Street, | Wellingborough |
NN8 4HT
01933 830300
www.oscar-james.com
