

Finedon Road  
Irthlingborough  
Wellingborough  
NN9 5TY

£500,000

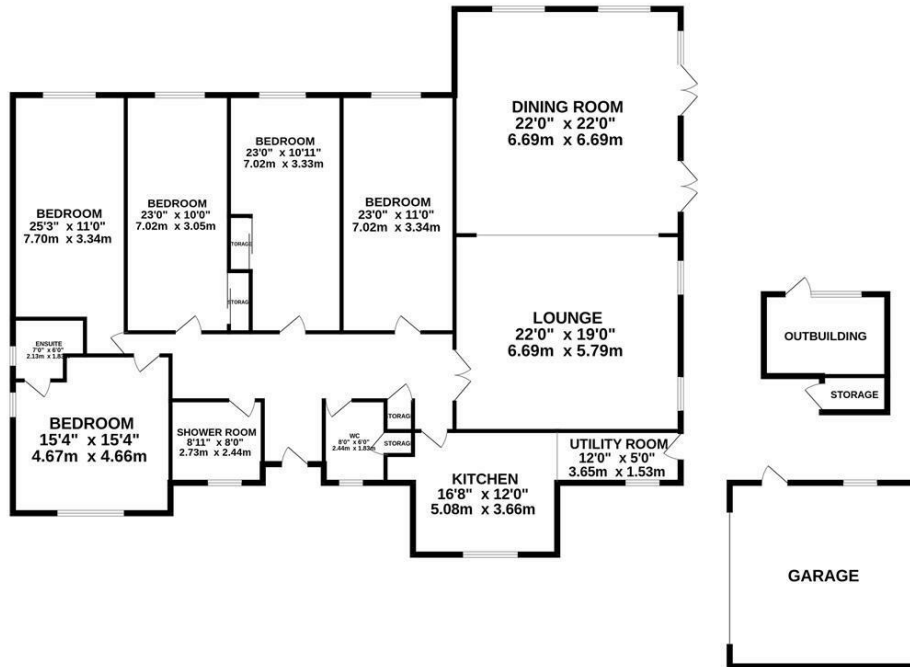


OSCAR JAMES

...expect excellence

# FLOOR PLANS

GROUND FLOOR  
3198 sq.ft. (297.1 sq.m.) approx.



TOTAL FLOOR AREA : 3198 sq.ft. (297.1 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...



Open connecting Lounge 22ft x 19 and dining Space 22ft by 22ft



Kitchen and adjoining utility room



Five Double Bedrooms - Ensuite to Master



Two family Bathrooms and Ensuite to Master Bedroom



Large Garden - Approximately 0.50 acre plot



Parking to two entry Driveway with Double Garage



## WHAT'S GREAT?

This 5 Double Bedroom detached bungalow built c1980's, is situated on a plot of approximately half of an acre, with double garage and driveway parking to the front elevation with two entrances. The plot may offer further development potential STPP.

Comprising original building and rear extension building with potential of combined 3198 sq.ft of accommodation when fully completed. Please note the rear extension to some extent is still under construction.

Of cavity wall construction, with brick skin finish. The original property is set with a pitched tile roof, The accommodation briefly comprises entrance hall, kitchen, living room, master bedroom with En-suite bathroom, four further double plus sized bedrooms and two family bathrooms.

The extension has foundations block and brickwork structures completed with wooden roof beams in place providing a flat roof structure, the extension windows and external doors are

in place. Guttering from the flat roof extension appears to require provision for adequate water disposal.

It must be noted that the openings from the old building to the new in four bedrooms and the main reception lounge have been knocked through and require remodeling and making good.

The electrics and plumbing to the property are unchecked as are any electrical appliances or the gas fired central heating. Retrospective planning certification / building control may be required. This property is SOLD AS SEEN with no warranties or certifications offered or implied.

Contact Oscar James Wellingborough today to arrange a viewing 01933 830 300.

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# SELLER'S SECRET

A rare opportunity to turn this project into a spectacular investment, with the benefit of a large plot and a property offering an estimated 2400 square foot of accommodation when completed.



*Why we like it....*

Please note ALL OFFERS WILL BE SUBJECT TO A 7 DAY PUBLIC NOTICE on the property where the offer accepted will be published on the internet - in this period rival offers may be considered and accepted.

## OSCAR JAMES

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*To buy or not to buy....*

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