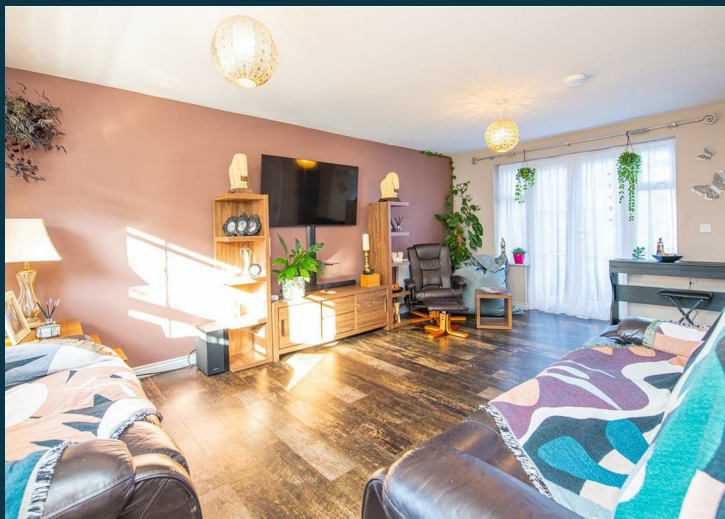


23. John Lea Way  
Wellingborough  
NN8 2QA

£400,000



OSCAR JAMES

...expect excellence



# WHAT'S GREAT?

Nestled in the desirable Doddington Grange estate, John Lea Way presents a splendid opportunity to acquire a remarkable four-bedroom detached family home. This property stands proudly on a generous plot, offering ample space for both relaxation and entertainment.

The location is particularly advantageous, with easy access to the A45, facilitating convenient travel to Northampton, the M1, and the popular Rushden Lakes Development. For those commuting to London, Wellingborough train station is merely a short drive away, allowing for a swift journey into the capital in under an hour.

Upon entering the home, one is greeted by a spacious lounge that provides a warm and inviting atmosphere. The heart of the home is undoubtedly the phenomenal kitchen/dining/family space, perfect for family gatherings and

entertaining guests. Additionally, the ground floor features a study, a utility room, and a cloakroom, enhancing the practicality of the living space.

Venturing to the first floor, you will discover four generously sized bedrooms, including a master suite complete with an ensuite bathroom. The family bathroom is also conveniently located on this level, ensuring comfort for all residents.

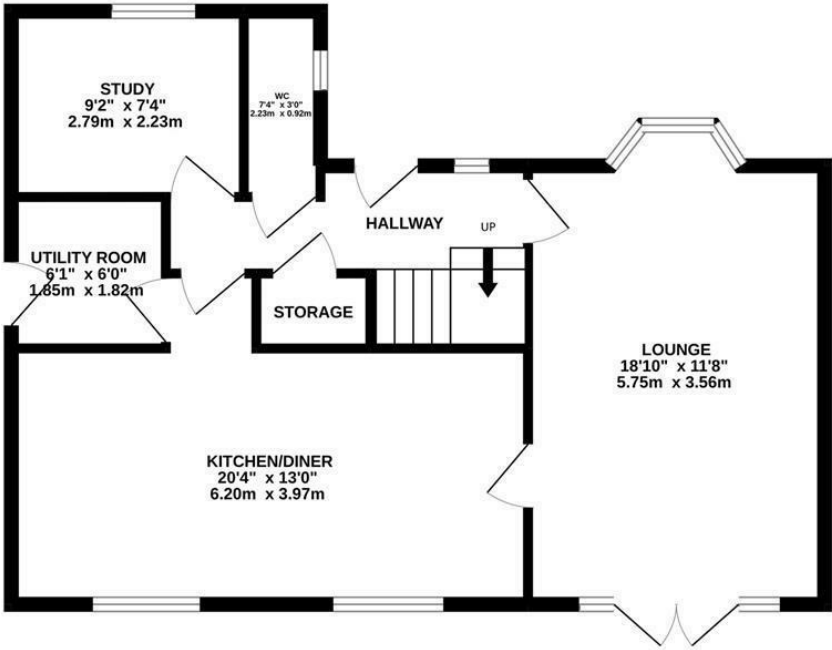
Externally, the property boasts a driveway that can accommodate four vehicles, leading to a detached single garage. The rear garden is a true highlight, offering an excellent size and is predominantly laid to lawn, providing a perfect setting for outdoor activities and family enjoyment.

This exceptional family home is not to be missed. For further information or to arrange a viewing, please do not hesitate to contact Oscar James Wellingborough today.

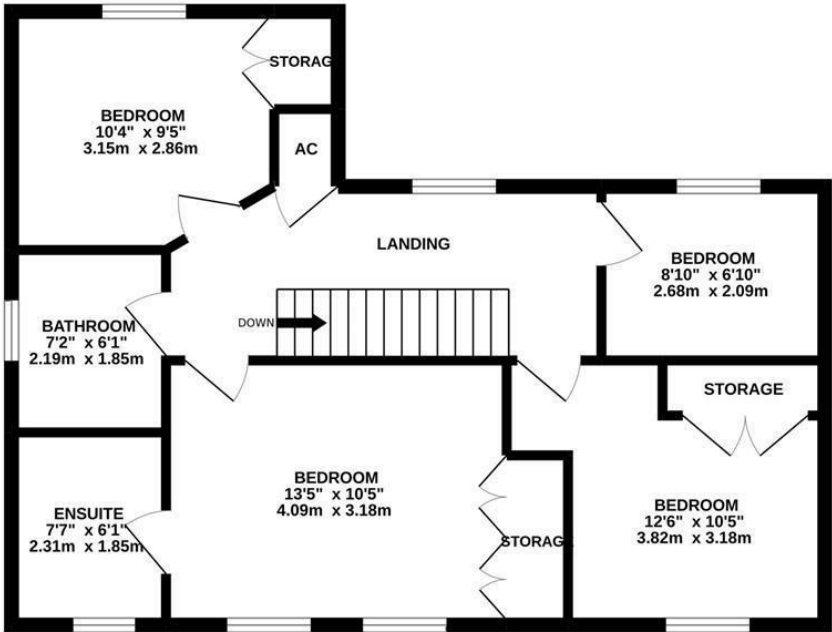
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# Floor Plan

GROUND FLOOR  
633 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR  
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 1275 sq.ft. (118.5 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...



Two Reception Rooms



Fitted Kitchen/Diner



Four Bedrooms



Family Bathroom, En-Suite & Cloakroom



Front & Rear Gardens



Off Road Parking & Garage





# SELLER'S SECRET

It's a lovely quiet area the neighbours have their own social media group and get together to keep the area clear of weeds and litter. It's now time for a new family to get the enjoyment from the property that we have shared.



## Why we like it....

Well presented and maintained by the current owners and conveniently located for access to the A45 and local conveniences. Both the front and rear gardens offer privacy for the future owners.

# OSCAR JAMES

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To buy or not to buy....

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