

81 Croyland Road  
Wellingborough  
NN8 2AX

£450,000



OSCAR JAMES

...expect excellence



# WHAT'S GREAT?

Oscar James is pleased to offer to the market this outstanding 1930's property situated in this sought after location. The property has great access to local shops, restaurants and amenities as well as being a short drive away from the town's main line railway station. There are also good bus and road links. This deceptively large residence was extended from the original three bedrooms to this sizeable 3 storey ,5-bedroom property offering an abundance of space throughout.

On entering the property, you are greeted by a warm and airy Oak floor entrance hall which offers access to the lounge / dining room, W/c plus further access to the rear area. The bay fronted lounge/dining room offers a great space which is complimented by a cast iron log burner and a continuation of the Oak flooring. The rear addition is open plan into the main extension and opens up into a fantastic Kitchen / breakfast room. The stunning kitchen offers a selection of built in appliances and a large range of storage. The open plan breakfast room again offers a great entertaining space and the whole area benefits from underfloor heating. Stretching across the full width of the property are bi-fold doors allowing

this whole area to be opened up and offering full access to the rear garden. Finally on the ground floor is the utility / shower room offering access to the garage and rear access to the garden.

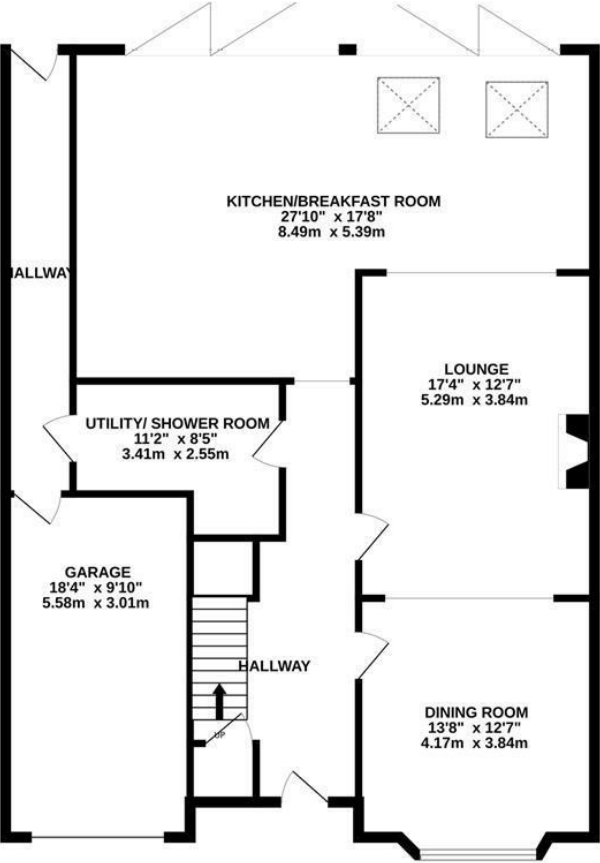
To the first floor are four good size bedrooms plus the four-piece family bathroom. The second floor presents the master bedroom with an ensuite shower room plus walk in wardrobe. All rooms throughout the property are offered in excellent decorative order.

Outside to the front is a block paved driveway offering parking for 2/3 cars leading to a single garage with an EV charging point. The stunning and spacious rear garden has a large terrace leading down to the lawned area with shrub and flower beds. There is also a wooden built cabin to the rear. This stunning property is a must to be seen.

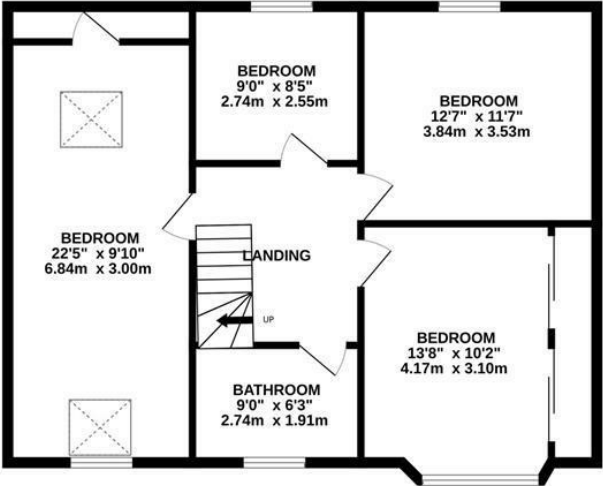
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# Floor Plan

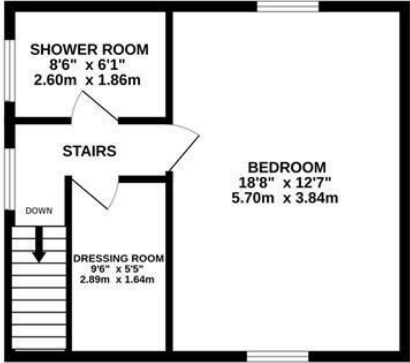
GROUND FLOOR  
1305 sq.ft. (121.2 sq.m.) approx.



1ST FLOOR  
772 sq.ft. (71.7 sq.m.) approx.



2ND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 2472 sq.ft. (229.7 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...



Lounge / dining room



Kitchen / breakfast room



Five bedrooms



Family bathroom, ensuite, Wc and shower room



Large rear garden



Driveway plus single garage





# SELLER'S SECRET

We have lived in the property for over 30 years and it has been an amazing family home. We are now looking to down size and hope the new buyers enjoy many great memories in the property as we have.



## Why we like it....

This is a stunning property offering an abundance of space split over 3 floors. This is a must to be viewed to fully appreciate what the property has to offer.

# OSCAR JAMES

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To buy or not to buy....

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