

Main Road  
Wilby  
Wellingborough  
NN8 2UB

£225,000

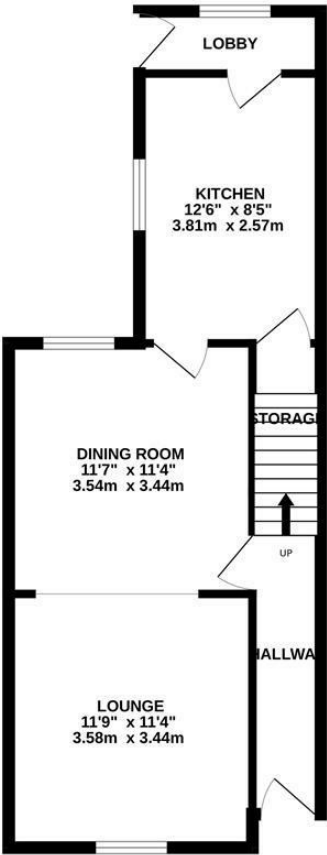


OSCAR JAMES

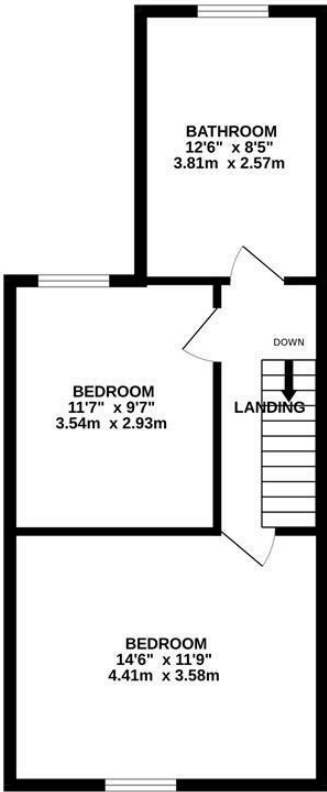
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# FLOOR PLANS

GROUND FLOOR  
462 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.1 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 Lounge/Diner



Fitted Galley Kitchen



Two Double Bedrooms



Four-Piece Family Bathroom Suite



Front & Rear Gardens



On Street Parking



## WHAT'S GREAT?

Located in the charming linear village of Wilby, Wellingborough, this delightful period house presents a wonderful opportunity for those seeking a blend of character and modern living. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The open-plan lounge and dining area seamlessly connect to the kitchen, creating a warm and inviting atmosphere for family gatherings or quiet evenings at home.

With two generous double bedrooms, this home is perfect for couples or small families. The four-piece bathroom suite offers both style and functionality, ensuring comfort for all residents. One of the standout features of this property is the picturesque view to the rear, where you can enjoy the serene beauty of the countryside, often referred to as "nature's TV."

The exterior of the property is equally appealing, featuring a nice-sized rear garden that provides a tranquil outdoor space for gardening, play, or simply unwinding after a long day. Additionally, an outbuilding offers potential for storage or could be transformed into a workshop or studio, catering to your personal needs.

This house is not just a home; it is a lifestyle choice, offering a peaceful retreat while still being conveniently located for local amenities. If you are looking for a property that combines period charm with modern comforts, this Wilby gem is certainly worth considering.

...expect excellence



# SELLER'S SECRET

We have truly loved living here and feel so fortunate to have called this wonderful property home. We have been blessed with amazing neighbours who have always been so kind, welcoming and willing to help whenever needed.

The beautiful views are something we have cherished every day and will dearly miss. It is with very mixed emotions that we say goodbye to our little home, but we hope the next owners will love it as much as we have and create many happy memories of their own.



## Why we like it....

What a wonderful property, ideally positioned for easy access to Northampton, the A45 and a range of local amenities. With a popular public house and supermarket close by, the location offers the perfect blend of convenience and accessibility.

# OSCAR JAMES

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To buy or not to buy....

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