

Grange Road  
Wellingborough  
NN9 5YQ

£360,000

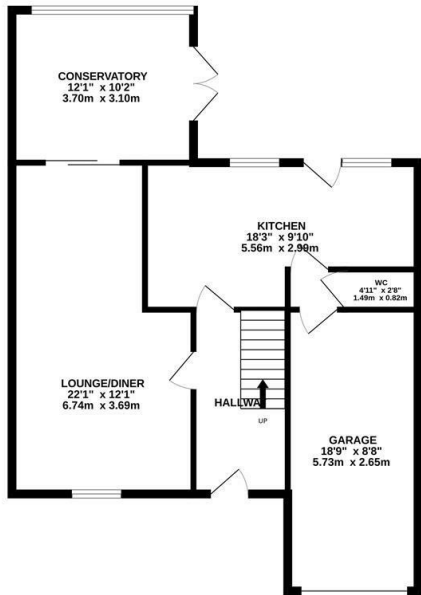


OSCAR JAMES

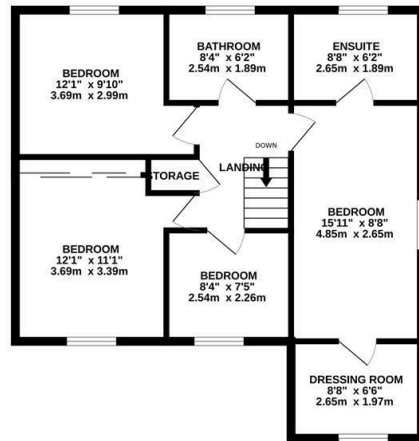
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
780 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR  
656 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA: 1436 sq.ft. (133.4 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/Diner & Conservatory



Kitchen/Breakfast & Utility Area



Four Bedrooms, Principle Bedroom With Study/Dressing Area



Cloakroom, Family Bathroom & En-suite



Front & Rear Gardens



Off Road Parking & Garage



## WHAT'S GREAT?

Standing strongly on the established estate of Redhill Grange, is this wonderful home on Grange Road. This extended 4-bedroom detached home offers the perfect accommodation for families to grow into.

Redhill Grange has walkable links to local schools, parks and wooded areas, allowing you to enjoy convenient amenities, as-well as quiet peaceful streets. With convenient access to the A509, A14 and A45 for commuters, and local nearby countryside and villages, this home truly is ideally located.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge/diner, ideal for both relaxation and entertaining. The heart of the home is undoubtedly the beautifully refitted kitchen, which boasts elegant stone work surfaces and a convenient breakfast area, complemented by a utility space for added practicality. The addition of a charming conservatory enhances the living space, providing a bright and airy area to enjoy the garden views throughout the

year.

The first floor features four well-proportioned bedrooms, each designed with comfort in mind. The principal bedroom is particularly noteworthy, as it includes a dedicated study/dressing area and a luxurious en-suite bathroom, offering a private retreat. A family bathroom serves the remaining bedrooms, ensuring ample facilities for all.

This property is further enhanced by double glazing and central heating, providing warmth and energy efficiency throughout. The front of the house presents a pleasing façade with off road parking and garage, while the rear garden offers a tranquil outdoor space for relaxation and recreation.

In summary, this delightful detached house on Grange Road is a wonderful opportunity for those seeking a spacious and modern family home in Wellingborough. With its thoughtful upgrades and desirable features, it is sure to impress.

...expect excellence



# SELLER'S SECRET

All the neighbours really have been great, next door have lived there for many years and always are happy to take a key and look after our property when we've been away. They are all friendly and will help out should you need it.



*Why we like it....*

The property is situated in a quite location however it's in walkable distance to shops, restaurants, schools and park land making it the ideal home for professionals and families.

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

## OSCAR JAMES

Central Hall 1a High Street, | Wellingborough |  
NN8 4HT  
01933 830300  
[www.oscar-james.com](http://www.oscar-james.com)

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