



3 Grove Way,  
Wellingborough, NN9 5NG

OSCAR JAMES

£600,000

ESTATE AGENTS

# The Property in Brief...

*\*\*\*Impressive square footage, an impressive plot, & an equally impressive location\*\*\**

*This home offers an exceptional amount of versatile living space, positioned on a secluded plot overlooking stunning field views within a quiet cul-de-sac of just three houses. Its idyllic setting feels private & secure, while the property itself is presented in immaculate condition. The current owners have extensively renovated the home, creating a stylish modern vibe throughout & redesigning the layout to provide fantastic open-plan living finished to a high standard.*

*Spanning almost 2,500 sq ft, the quirky and flexible layout will appeal to a wide range of buyers, whether you are looking for multiple reception rooms, generous family accommodation, or multigenerational living potential. The property is currently arranged with a spacious entrance hall leading to all ground-floor accommodation. The kitchen is the latest transformation formerly two separate rooms, now completely opened up into a stunning entertaining space featuring underfloor heating, large central island & dining area that truly forms the hub of the home.*

*The lounge is wonderfully spacious, with standout features including a multi fuel burner & an orangery-style opening onto the garden. Two further generous reception rooms provide excellent flexibility & could easily serve as additional double bedrooms, while the current owners utilise them as a substantial home office & family/games room. A utility, cloakroom & double garage complete the downstairs.*

*Upstairs, there are three double bedrooms alongside a refitted family bathroom featuring a modern four-piece suite.*

*Outside, the gardens wrap around the property bordered by mature shrubs with an abundance of trees creating a wonderful private outdoor space full of life. Gated access leads to ample parking to the front.*

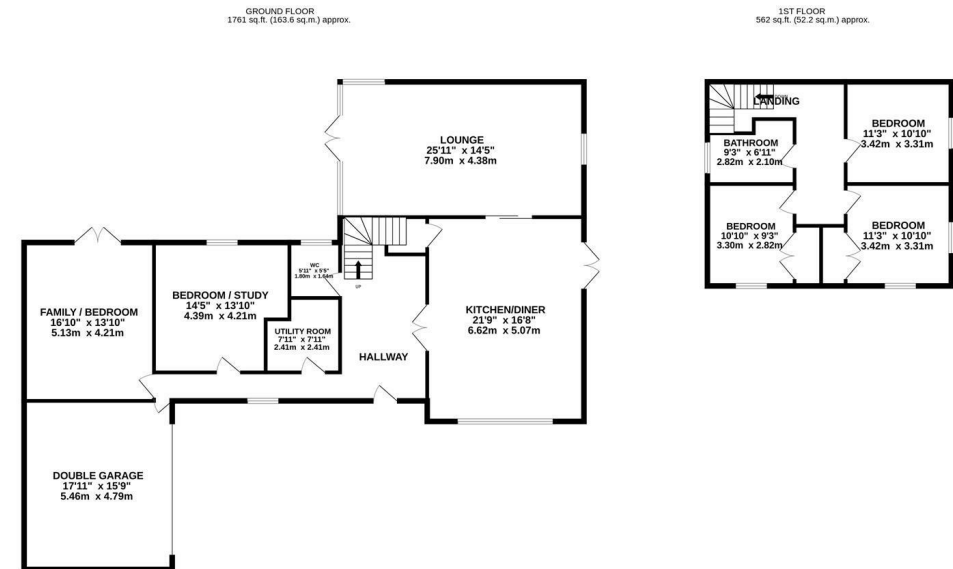
*Without doubt, this is a rare opportunity to purchase a substantial & beautifully presented home in one of Finedon's most sought-after locations.*



# Dimensions

## What our vendors say...

*When we first viewed the property, we instantly fell in love with the privacy, the space, and the beautiful field views. Over the years we have completely renovated and redesigned the home to create the perfect sanctuary. Somewhere that feels peaceful, stylish, and ideal for entertaining.*

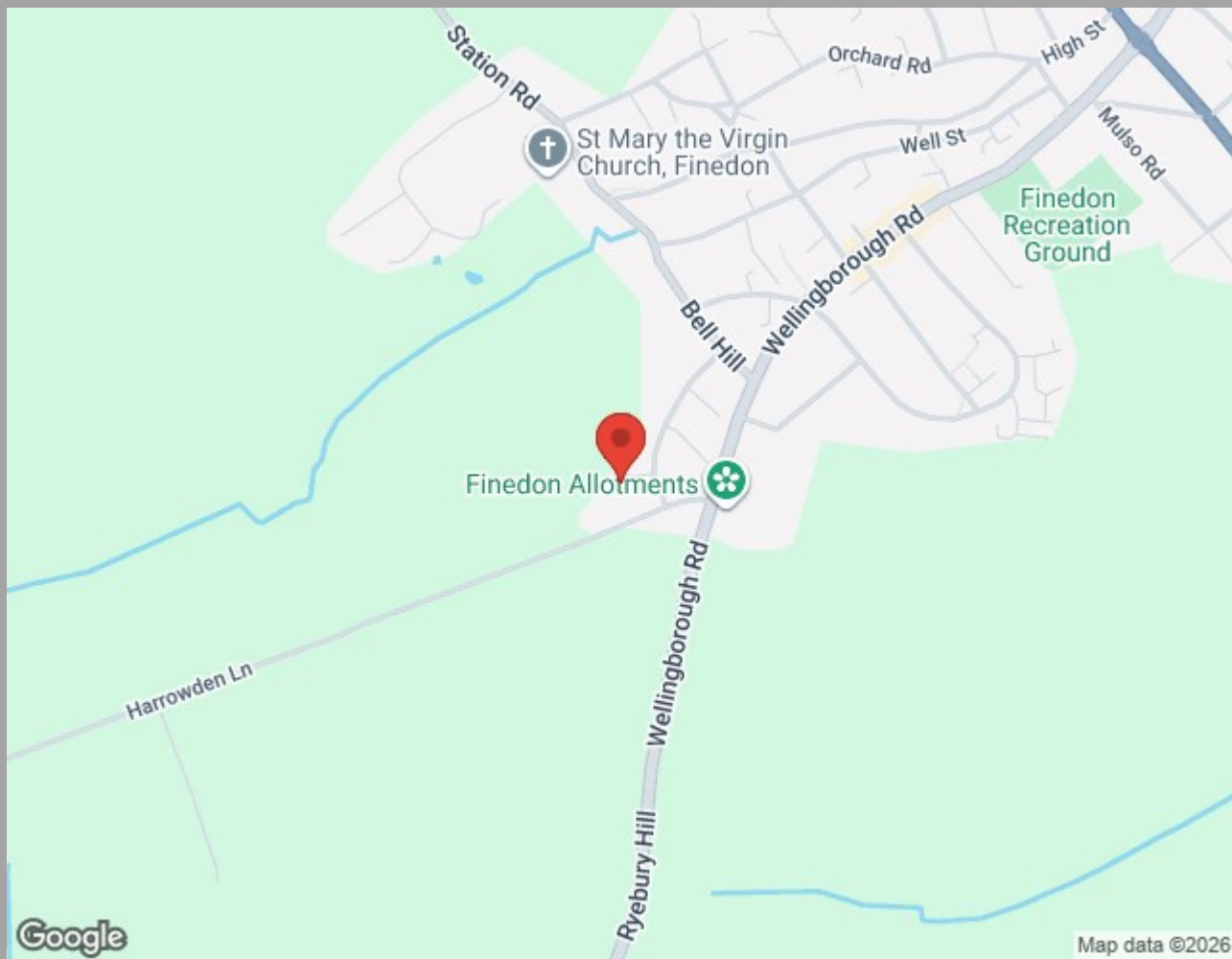


GROUND FLOOR  
1761 sq. ft. (163.6 sq.m.) approx.

1ST FLOOR  
562 sq. ft. (52.2 sq.m.) approx.

TOTAL FLOOR AREA: 2324 sq. ft. (215.9 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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