12 Pitt Street
Wellingborough
NN8 3HS

£325,000





OSCAR JAMES

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# WHAT'S GREAT?

Nestled on the charming Pitt Street in Wellingborough, this delightful detached house presents a unique opportunity for those seeking a home rich in character and potential. Originally built in the early 1920s, this property has been cherished by the same family since its construction, showcasing a sense of history that is hard to find.

The house boasts an impressive three reception rooms as well as a conservatory, providing ample space for both relaxation and entertaining guests. With five generously sized bedrooms and two bathrooms, it is perfectly suited for families looking for room to grow. The property has seen an extension, initially designed as a dairy shop and bottling plant, which has since been adapted for various uses, including a salon. This versatile space can easily be transformed to meet your needs, whether you envision a home office, guest suite, or additional living area.

While the house does require some modernisation, it offers a wonderful canvas for buyers to infuse their personal style and preferences. The absence of an upper chain ensures a seamless transition for prospective purchasers, making the buying process all the more appealing.

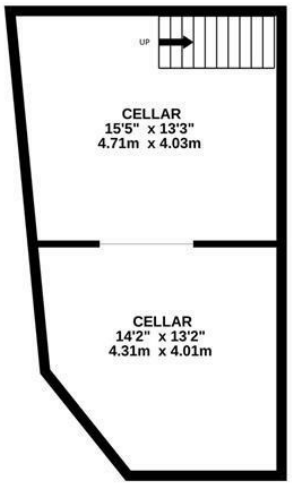
At the rear, you will discover a mature garden, ideal for outdoor activities and relaxation. Accessed via double gates, this area also provides off-road parking and a spacious workshop, perfect for those with hobbies or in need of extra storage.

Conveniently located near Wellingborough town centre, this property is surrounded by local parks, shops, pubs, restaurants, and supermarkets, enhancing its desirability. This unique house is sure to attract a wide range of buyers, from families to investors, all seeking a home with charm and potential in a sought-after location. Do not miss the opportunity to make this exceptional property your own.

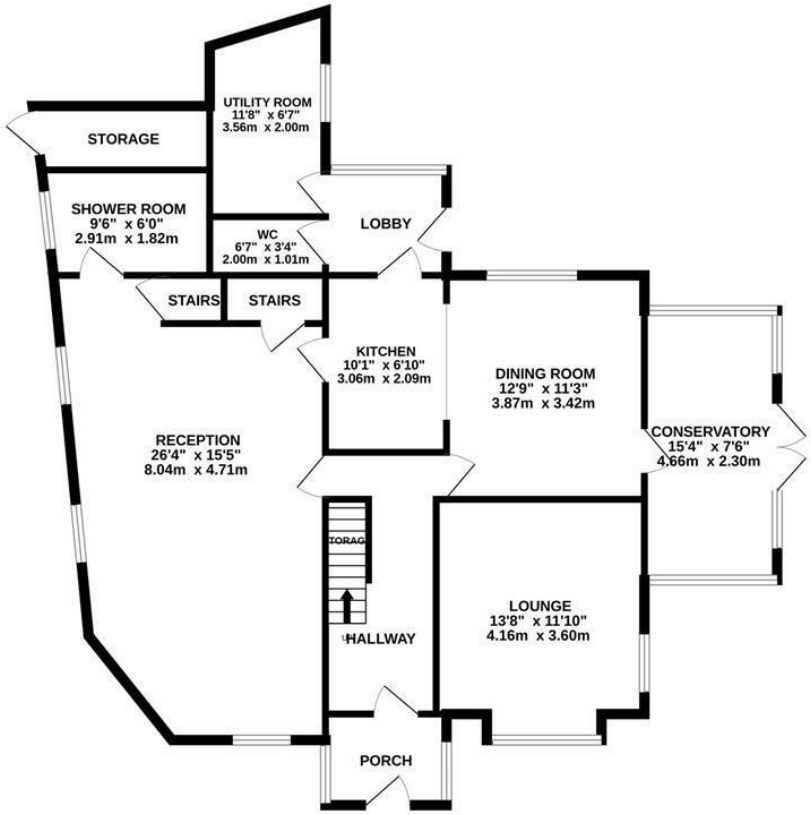
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# Floor Plan

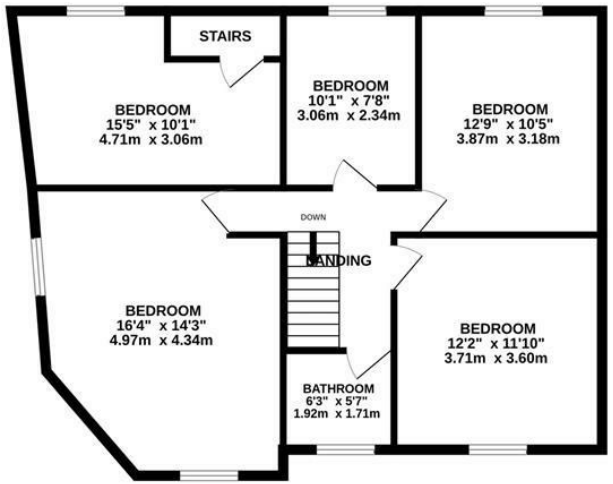
BASEMENT
361 sq.ft. (33.5 sq.m.) approx.




GROUND FLOOR
1196 sq.ft. (111.1 sq.m.) approx.




1ST FLOOR
808 sq.ft. (75.1 sq.m.) approx.




TOTAL FLOOR AREA : 2365 sq.ft. (219.7 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...

- Three Reception Rooms, Conservatory & Double Compartment Cellar
- Kitchen/diner & Utility Room
- Five Bedrooms
- Cloakroom, Shower Room & Family Bathroom
- Rear/Side Garden With Work Shop
- Gated Off Road Parking & Car Port









# SELLER'S SECRET

We've made so many happy memories in this home over the years, from bottling milk to the countless adventures of hiding under the crawl space. Having been lovingly cared for by just one family, this property has truly been a special part of our lives. Now, the time has finally come to pass it on, and we hope the next owners will create just as many wonderful memories and enjoy this home as much as we have.





## To buy or not to buy....

## Why we like it....

What we love most about this property is the wealth of stories and history that have been shared here by one family over the years. They have truly made the property their own, adapting and shaping it to work perfectly for their needs and creating a home filled with character and memories. We're sure the new owners will do exactly the same, making it their own and creating many more happy memories along the way.


OSCAR JAMES

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