

Burford Way  
Wellingborough  
NN8 2JF

£1,795 Per Month

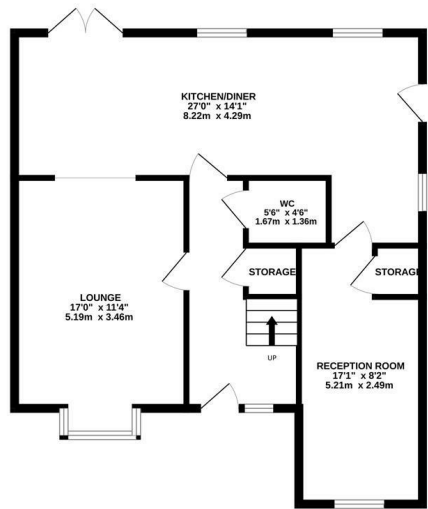


OSCAR JAMES

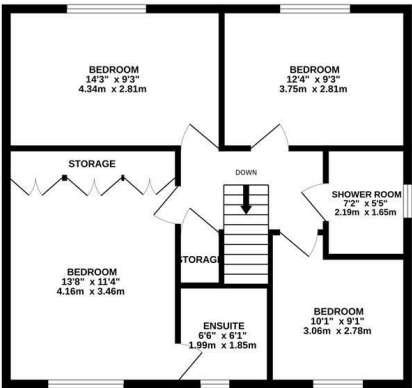
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
730 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA: 1390 sq.ft. (129.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix v2024



## AT A GLANCE...



custom text 1



custom text 4



custom text 2



custom text 5



custom text 3



custom text 6





## WHAT'S GREAT?

Oscar James are delighted to welcome this four/five bedroom family home to the rental market!

Located in the outskirts of Wellingborough with close proximity to supermarkets, a public house and restaurant and with good access to the A45 with links to Northampton and the M1.

The plot for this property is situated so that there is no property directly behind or to the front which is rare for such a modern home.

In brief the accommodation comprises: Entrance hall, Lounge with bay window, Dining room that opens to a modern and bespoke kitchen area, Downstairs W,C and a converted garage providing a potential fifth bedroom or additional reception room.

To the first floor are four double bedrooms, master with en-suite and a family bathroom. The

property further benefits from double glazing, gas central heating, front and rear gardens and off road parking.

One of the many highlights of this property are the bespoke bathroom, en-suite, cloakroom and kitchen. finished to an incredibly high standard and utilises some cutting edge technology and will certainly impress.

Offered to the market unfurnished and available 8th August 2025  
EPC C  
Council Tax E

...expect excellence



# SELLER'S SECRET

This was our first home when we moved here from London and we chose this location for its commuting and transport links. Our now adult family were born and raised here and the area really has a great community spirit about it.



## Why we like it....

You can't help but be impressed by the standard of the fittings in this property. A great family home with no upper chain must be viewed to be appreciated.

# OSCAR JAMES

1 Newland Street | Kettering | NN16 8JH  
01536 415777  
[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

---

---

---

---

---