

Drayton Place  
Irthlingborough  
Wellingborough  
NN9 5TD

£400,000

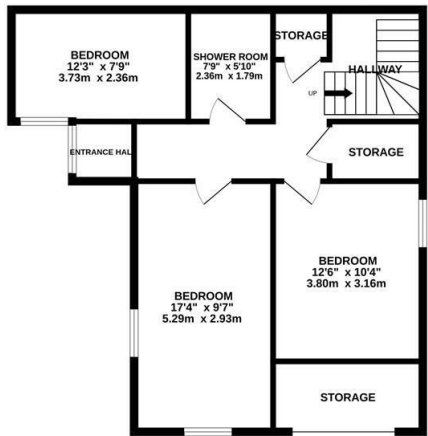


OSCAR JAMES

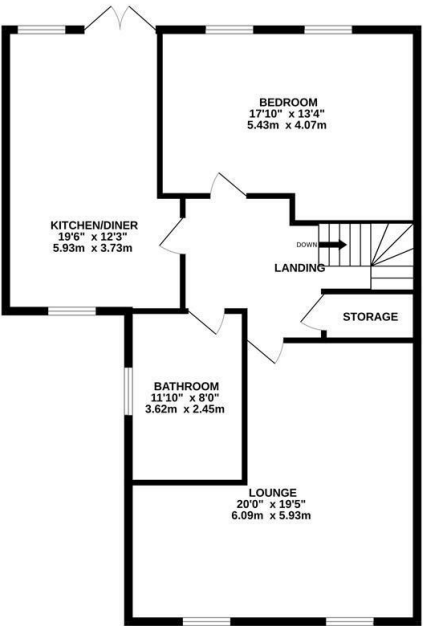
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# FLOOR PLANS

GROUND FLOOR  
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR  
983 sq.ft. (91.4 sq.m.) approx.



TOTAL FLOOR AREA: 1651 sq.ft. (153.4 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...



Two Reception Areas



Fitted Kitchen/Diner & Utility Room



Four Double Bedrooms



Family Bathroom & Shower Room



Front & Rear Gardens



Off Road Parking & Part Converted Garage



## WHAT'S GREAT?

Nestled in the charming area of Drayton Place, Irthlingborough, Wellingborough, this impressive four-bedroom detached family home has been thoughtfully improved and renovated by its current owners, making it an ideal choice for modern family living. The property boasts a unconventional layout that is both practical and inviting, particularly suited for families with teenagers, as the master bedroom provides a splendid retreat for adults seeking privacy and comfort.

Upon entering, one is greeted by a spacious L-shaped lounge that offers ample room for relaxation and entertaining. The well-appointed kitchen/diner is perfect for family meals and gatherings, while the utility room adds convenience to daily chores. The property features four generously sized double bedrooms, ensuring that everyone has their own space. Additionally,

there are two bathrooms, including a family bathroom and a shower room, catering to the needs of a busy household.

The exterior of the home is equally appealing, with front and rear gardens that provide delightful private outlooks, perfect for enjoying the outdoors. The part-converted garage offers convenient storage area which you'll find throughout the house, while the abundance of off-road parking is a significant advantage in this desirable location.

In summary, this detached house on Drayton Place is a versatile and well-maintained family home that combines comfort, style, and practicality, making it a wonderful opportunity for those looking to settle in a welcoming community.

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# SELLER'S SECRET

We've refurbished almost all of this property giving careful consideration to the use of each space. Its been such a quiet and friendly location area it's been ideal for our family needs. One of the sand out features is the privacy this property offers it really is our haven.



## Why we like it....

What a unique property, Well presented and thoughtfully configured throughout viewings are strongly recommended to appreciate this family home. People always say property details don't do them justice and this is certainly the case here. Call Oscar James today and arrange your viewing.

# OSCAR JAMES

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To buy or not to buy....

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