

7 Ashton Grove  
Wellingborough  
Northamptonshire  
NN8 5ZA

£425,000

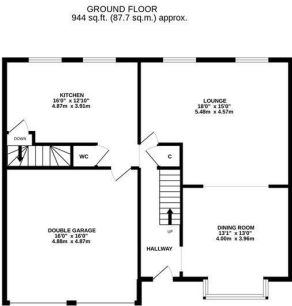
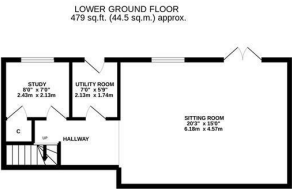


OSCAR JAMES

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# FLOOR PLANS



TOTAL FLOOR AREA: 2167 sq.ft. (201.3 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...



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## WHAT'S GREAT?

Situated in one of Wellingborough most sought after areas is this phenomenal family home. Boasting in excess of 2100 sqft, which is spread across three floor this impressive home offers something for everyone.

Ashton Grove is peaceful and executive road situated just off of Barnwell Road in the "Gleneagles" area of wellingborough, this property, ideally located, offers great access to some Major Road links including the A509 & the A45. Everything is on your doorstep in the Gleneagles area - sports centre, doctors, shops, social club and walking distance to the popular Redwell School. The market town of Wellingborough is just a short drive away or 20 minutes if you enjoy walking. The station provides a direct line and commute to London in under an hour. Close to countryside with many parks and a selection of great schools to choose from, it has become an attractive destination.

The property itself is set across three floors, the ground floor is where you start your journey, the spacious entrance hall hosts the stairs that rise to the first floor, there is also door leading to dining area and the kitchen. The Dining area is located to the front of the property,

this light an airy room features a box bay window to the front, and opens up into the huge lounge area which boasts two large windows to the rear which offer views over the rear garden. The kitchen is fully fitted and a very good size, there is stairs that lead down to the lower ground floor area.

The lower ground floor area, hosts a huge reception room that is perfect for a second lounge, the study/bedroom 5 also located this area along with the utility room.

The First Floor is home to four good size bedrooms including the master bedroom which benefits from an en suite and the second bedroom which features a large dressing area. The family Bathroom is also located on the first floor.

For anymore information or to arrange your viewing please contact Oscar James Wellingborough today.

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# SELLER'S SECRET



Why we like it....

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To buy or not to buy....

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