

22 Martingale Street  
Wellingborough  
NN8 1TY

£345,000

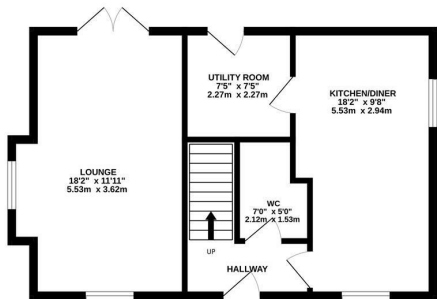


OSCAR JAMES

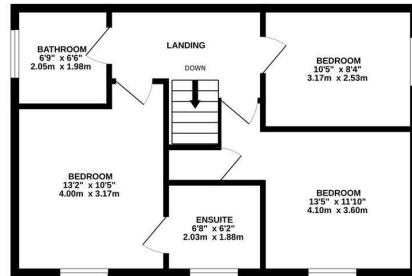
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# FLOOR PLANS

GROUND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 1007 sq.ft. (93.6 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...



Lounge



Kitchen / breakfast room



Three double bedrooms



W/c, ensuite plus family bathroom



Rear corner plot garden



Parking for two cars-EV point



## WHAT'S GREAT?

Oscar James is pleased to bring to the market this stunning three-bedroom detached property offered in excellent condition throughout and situated at the top of this cul de sac location overlooking green land. Built by messrs Linden Homes, the 'Becket' design offers stylish and spacious living and is ideally situated on the Stanton Cross development close to local shops, amenities and walking distance to Wellingborough train station making it an ideal choice for commuters.

The property offers a light and airy entrance hall with access to the lounge, kitchen breakfast room plus W/c. The dual aspect lounge gives a great open space and is complimented with French doors to the rear accessing the garden. The good size kitchen / breakfast room has a space for breakfast table, ideal for family gatherings. The stunning high gloss kitchen offers a great amount of storage and benefits from upgraded Bosch appliances. There is also access to the utility room with further rear access in to the garden. There is further upgraded Amtico flooring throughout the ground floor.

To the first floor there is the master bedroom which offers a three-piece shower room plus the main family three-piece bathroom as well as two further double bedrooms. All rooms are offered in excellent decorative order throughout.

Outside to the front is a low maintenance shrub garden with a path to the front. To the side of the property is a hard standing driveway offering parking for 2 cars plus a built in EV charger. Sitting on a corner plot, the rear garden offers a brick wall / wooden fence perimeter as well as a slab patio and for low maintenance is mainly laid to lawn.

This stunning property is a must to view to be fully appreciated.

Contact sole selling agents Oscar James to book your viewing today.

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# SELLER'S SECRET

This has been a great home for us and we have loved living in this location close to so many amenities and now feel the time is right to upsize to a larger property.



## *Why we like it....*

This stunning property comes with many upgrades and sits on a great plot at the top of the cul de sac and offer a great family home. Viewing highly recommended.

# OSCAR JAMES

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*To buy or not to buy....*

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