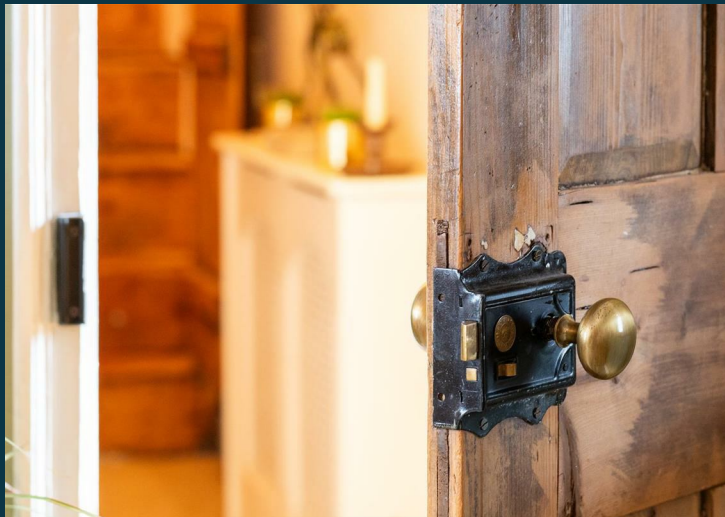


40 Broad Green  
Wellingborough  
NN8 4LH

£400,000



OSCAR JAMES

...expect excellence





# WHAT'S GREAT?

Nestled in the heart of Broad Green, Wellingborough, this exquisite four-bedroom detached house is a true gem. As a Grade II listed property, it radiates warmth and charm, showcasing a delightful blend of period features that reflect its rich history. Spanning three floors, this home offers ample space for family living, complemented by the added benefit of a double compartment cellar, perfect for storage or creative use.

The property is ideally situated in a town centre location, providing easy access to both bus and train stations, making commuting a breeze and allowing you to leave the car behind. This convenience is further enhanced by the vibrant local amenities that are just a stone's throw away, ensuring that everything you need is within reach.

The property boasts two generous reception rooms, ideal for both entertaining

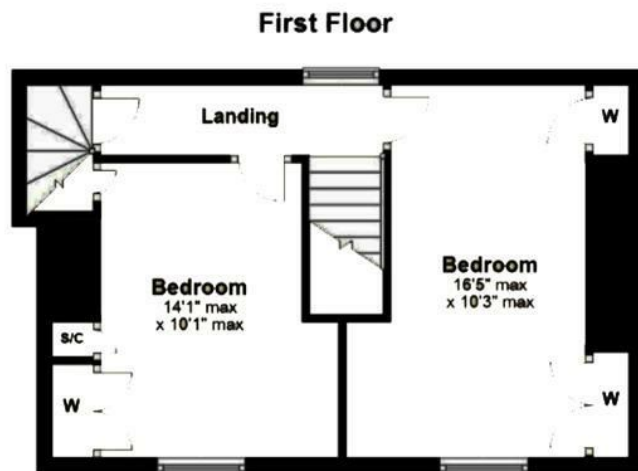
guests and enjoying quiet family evenings. These versatile spaces can be tailored to suit your lifestyle, whether you envision a formal dining area or a cosy lounge. The well-appointed kitchen is a focal point of the home, providing ample room for culinary creativity and family gatherings. Adjacent to the kitchen, the practical boot room adds convenience, making it easy to manage daily life.

Stepping outside, the rear garden presents a tranquil escape, offering a sense of countryside living right in the midst of urban convenience. It is an ideal space for relaxation, gardening, or entertaining guests, allowing you to enjoy the best of both worlds.

This characterful home is perfect for those seeking a unique property with historical significance, modern comforts, and a prime location. Whether you are a growing family or simply looking for a charming retreat, this delightful residence is sure to impress. Do not miss the opportunity to make this enchanting house your new home.

...expect excellence

# Floor Plan







## AT A GLANCE...



Two Reception Rooms



Fitted Kitchen & Boot Room



Four Bedrooms



Family Bathroom

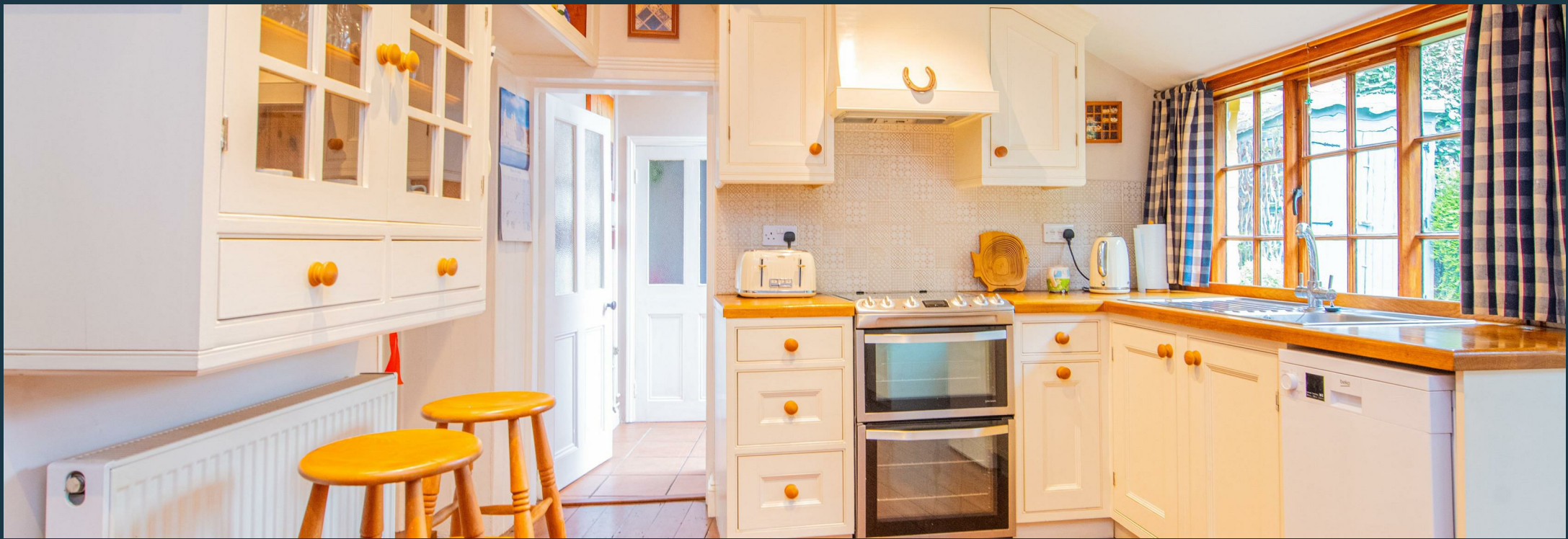


Rear Garden



On Street Parking









# SELLER'S SECRET

If these walls could talk, I'd love to see what they could say about the nearly 300 years this property has stood. I have managed to obtain a list of every purchaser and what they paid for the property, that I will leave for it's next owner.



## Why we like it....

This is a timeless classic, like a Jane Austen novel and dates back to a similar time period. It offers a unique proposition for a purchaser to scribe there name in part of the rich, history of this home.

# OSCAR JAMES

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[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

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