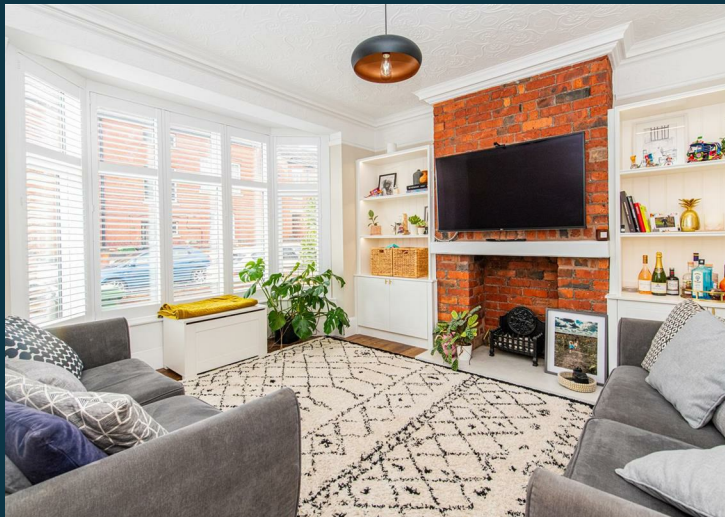


54 St. Barnabas Street  
Wellingborough  
NN8 3HB

£325,000



OSCAR JAMES

...expect excellence



# WHAT'S GREAT?

Situated within walking distance of local shops, amenities and the town centre is this stunning period property. Having been fully refurbished and extended, this beautiful property offers the best of both worlds with many original features plus modern fittings. On entering the property via the entrance hall, you are greeted by an original mosaic flooring allowing access to the lounge, kitchen, W/c plus stairs to the first floor. The separate bay fronted lounge features a stripped brick fireplace as a focal point and offers a snug and cosy area also boasting original stripped and stained flooring. The modern fitted kitchen offers great storage and is complimented with a selection of built in appliances plus wood block work tops. The kitchen is open plan to a rear extended breakfast / dining area with skylights allowing the natural light to flow through this area and stunning full length bi-fold doors across the rear opening up onto the great size patio. The ground floor also offers a utility room and W/c and offers underfloor heating throughout this area. To the first floor there are three double bedrooms with an ensuite shower to the master room plus an impressive four-piece family bathroom. All rooms are offered in excellent decorative order throughout.

To the front is a courtyard garden with a block paved driveway offering parking for two cars plus the addition of an EV charger. The impressive larger than average rear garden boasts a great size terrace area ideal for entertaining plus a large garden mainly laid to lawn with mature trees, shrubs and borders. There is also side access to the front as well as a wooden built home cabin / games room.

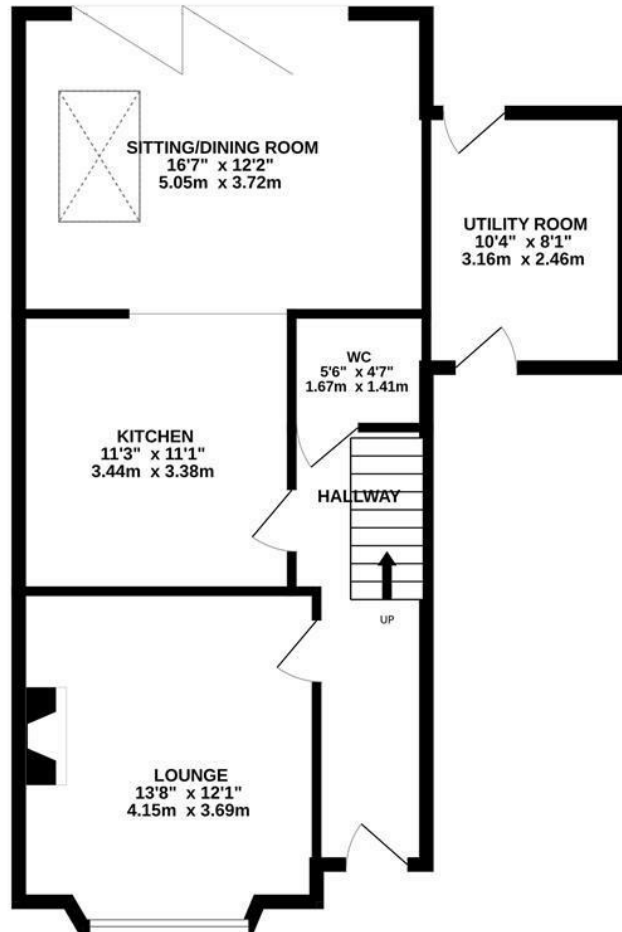
This sizable period property offers an array of old and new features and is a true credit to its owners. An internal viewing is highly recommended to fully appreciate what it has to offer.

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

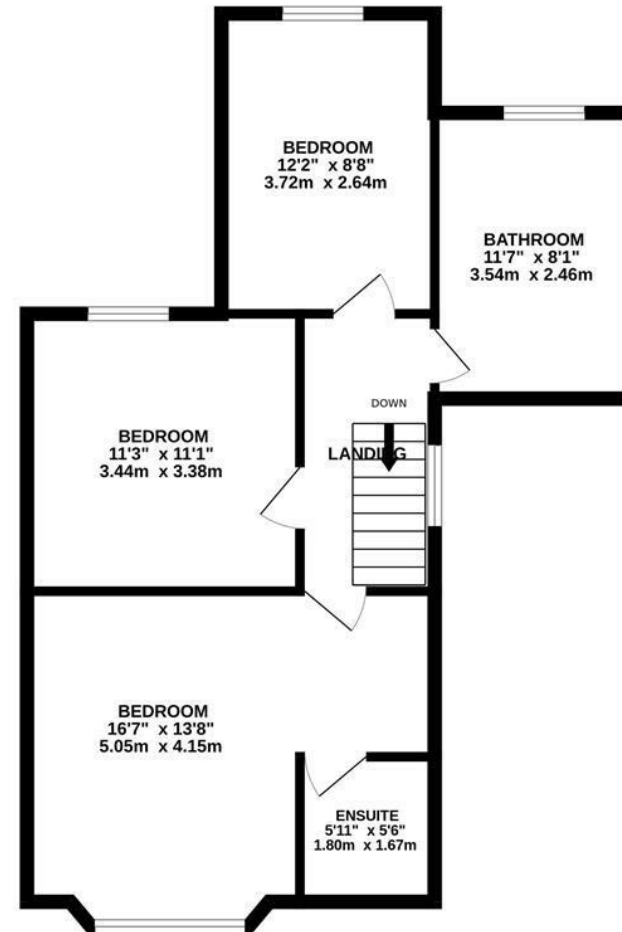
...expect excellence

# Floor Plan

GROUND FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR  
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 1278 sq.ft. (118.8 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



Refitted kitchen / breakfast room



Three double bedrooms



W/c, ensuite plus family bathroom



Large garden



Off road parking





# SELLER'S SECRET

This has been an amazing home for our family. It offers a great amount of space and is in a great location close to lots of amenities.



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

This stunning and extended property has been updated to combine both old and new features. Being extended and sitting on a great size plot it's ideal for family space and entertaining.

# OSCAR JAMES

Central Hall 1a High Street, | Wellingborough  
| NN8 4HT  
01933 830300  
[www.oscar-james.com](http://www.oscar-james.com)

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

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