

1 Westfields Irthlingborough  
Road  
Wellingborough  
Northamptonshire  
NN8 1RA

£240,000

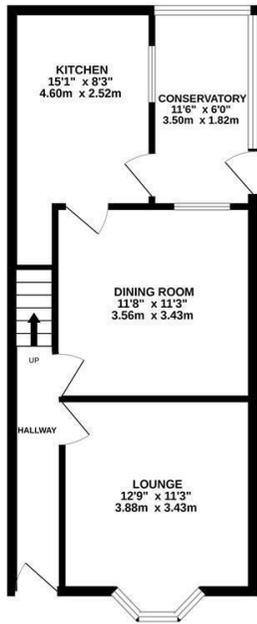
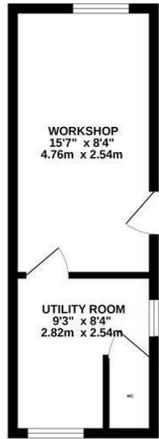


OSCAR JAMES

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# FLOOR PLANS

GROUND FLOOR  
696 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.8 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...



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## WHAT'S GREAT?

**\*\*Unique Opportunity\*\*** An impressive two bedroom semi-detached home boasting ample off road parking! This property is situated in a semi-rural setting on the outskirts of Wellingborough and offers open views to the rear.

Upon entering this home the entrance hall gives access to the lounge and the dining room, meanwhile the stairs rise to the first floor.

The lounge is situated to the front of the property and boasts a double glazed bay window to the front, and a feature fireplace.

The dining room is of a good size and has a feature fireplace a window that looks into the conservatory and a door leading through to the kitchen.

Fully fitted with wall and base units with roll top work surfaces over the kitchen sits to the rear of the property, there is space for free standing appliances and a door to the side that

leads into the conservatory which gives access to the rear garden.

The first floor is accessed via the stairs which rise from the ground floor and is home two two double bedrooms and a large family bathroom which boasts a four piece white suite.

Externally this property is unique in its own right, this property has been not just a home but also has been used to run a successful haulage company, to the side of the property there is ample off road parking for several vehicles, where the current owner needed the parking YOU may need the garden space which can easily be adapted.

The rear garden is occupied by a large outbuilding which is currently a workshop/utility. This could be made into an external office a bar or maybe a home gym, or even maybe knocked down to enjoy more garden space.

To truly appreciate everything this property has to offer a viewing is highly recommended. Please call Oscar James Wellingborough today to arrange your viewing.

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# SELLER'S SECRET



Why we like it....

## OSCAR JAMES

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To buy or not to buy....

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