

92 Croyland Road  
Wellingborough  
NN8 2AX

£250,000

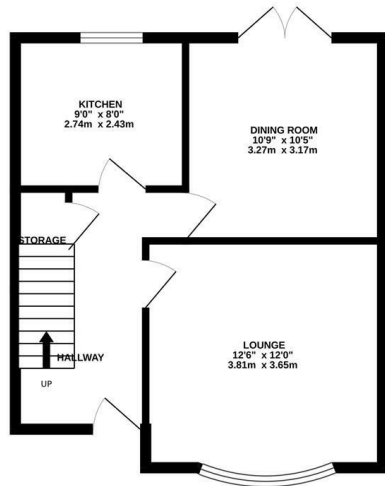


OSCAR JAMES

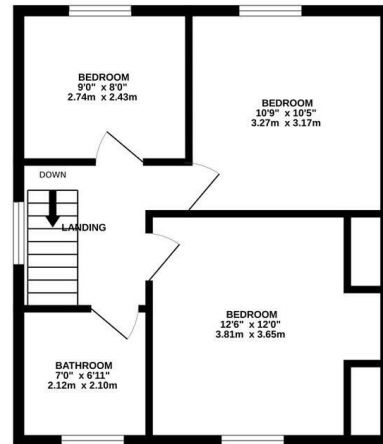
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# FLOOR PLANS

GROUND FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 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 with separate dining room



Modern kitchen with built in appliances



Three bedrooms



Family bathroom



Large rear garden



Off road parking



## WHAT'S GREAT?

Situated within walking distance of local shops and amenities is this well-presented, three-bedroom property. The property has been maintained by its current owner and would make a great first-time purchase or family home.

The property offers a bay fronted lounge to the front with a separate dining room to the rear and still retains many original features such as solid wooden doors and cast-iron fireplaces. There is a modern fitted kitchen with a selection of built in appliances plus beautiful views over the rear garden. There are three well-proportioned bedrooms to the first floor as well as a three-piece bathroom suite and all rooms are offered in good decorative order throughout.

Outside to the front there are shrub and flower bed borders plus a gravel

driveway providing off road parking. The substantial rear garden is amazing for those who love gardening and comprises of a large lawn area and a selection of shrub borders, flower beds and mature trees.

This charming family home in this sought after location is a must to be viewed to appreciate what it has to offer.

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

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# SELLER'S SECRET

This has been a wonderful family home which i have loved living in but feel now is the time to down size and i hope the next owners enjoy living here as much as i have.



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

A lovely family property in a great location. The property offers a great size plot as well as off road parking and a viewing is highly recommended.

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

# OSCAR JAMES

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