

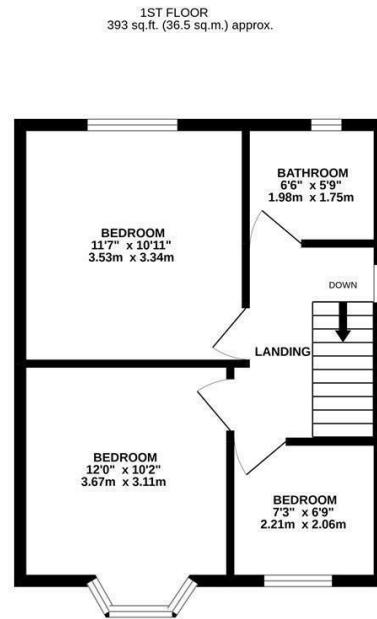
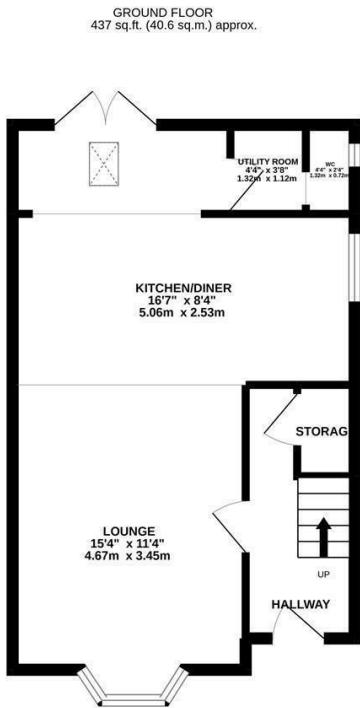
Gillitts Road  
Wellingborough  
NN8 2BD

£275,000



OSCAR JAMES  
...expect excellence

# FLOOR PLANS



TOTAL FLOOR AREA: 830 sq.ft. (77.1 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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## AT A GLANCE...



Bay-Fronted Lounge



Kitchen-Diner and Utility Room



2 Double Bedrooms and 1 Single



WC and Family Bathroom



Large Garden and Patio Area



Off-Road Parking



## WHAT'S GREAT?

Nestled on the charming Gillitts Road in Wellingborough, this delightful three-bedroom semi-detached house is a true gem, presented in immaculate condition throughout. The property has been thoughtfully extended, creating a spacious and modern open-plan living area that is perfect for family life and entertaining.

Upon entering, you are greeted by a welcoming entrance hall with stairs leading to the first floor. The heart of the home is undoubtedly the stunning open-plan space, which seamlessly combines the living and dining areas with a contemporary kitchen. This design not only enhances the flow of the home but also allows for an abundance of natural light to fill the space. Additionally, the ground floor features a practical utility room and a convenient guest w/c, adding to the overall functionality of the home.

As you ascend to the first floor, you will find three well-proportioned bedrooms, including two generous double rooms and a cosy single bedroom, ideal for children or guests. The family bathroom is also located on this level, providing a comfortable and private space for relaxation.

Externally, the property boasts a fantastic rear garden, predominantly laid to lawn, which is perfect for outdoor activities and family gatherings. A good-sized patio area immediately at the rear offers an excellent spot for al fresco dining or simply enjoying the sunshine. To the front, the property benefits from a driveway, providing off-road parking for your convenience.

This lovely home is not only a wonderful place to live but also a fantastic investment opportunity. For further information or to arrange a viewing, please do not hesitate to contact Oscar James Wellingborough today.

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## SELLER'S SECRET

The Location of our home is wicked you can walk to the shops, schools, supermarket and park land. The neighbours are great. It's Ideal for a young family with the open planned living accommodation.



To buy or not to buy....

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**OSCAR JAMES**

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*why we like it....*

One of the stand out features of this property is the open planned living area. Ideal for keeping an eye on the kids whilst preparing food. The generous garden is perfect for relaxing and is relatively a blank canvass for the next owner to get creative.