

Scott Road  
Wellingborough  
NN8 3DJ

£260,000

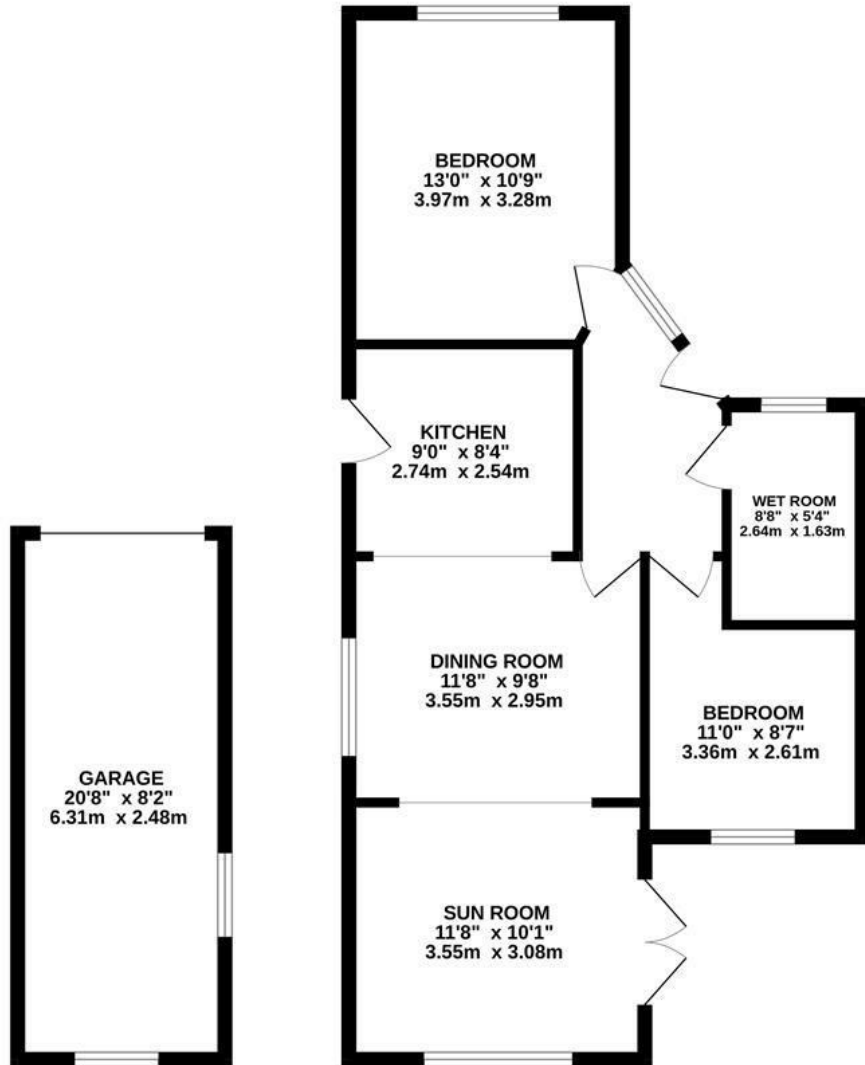


OSCAR JAMES

...expect excellence

# FLOOR PLANS

GROUND FLOOR  
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA: 791 sq.ft. (73.5 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...



Two Reception Areas



Fitted Kitchen



Two Bedrooms



Re-Fitted Bathroom



Front & Rear Gardens



Off Road Parking & Garage



## WHAT'S GREAT?

This spacious and extended 2 bedroom semi-detached bungalow with a flexible internal layout, is located to south west of the town and conveniently placed for shops including the closeby Tesco Express and Scott Road medical centre, parkland.

The bungalow is approximately a mile and a half from Wellingborough town centre with excellent links to the A45 and just over 2 and a half miles to the town's train station (providing a service to London St Pancras, in approximately 55 minutes).

Offering wonderful curb appeal, with a large block paved frontage, this attractive Bungalow is extended, with a spacious living area, including a rear lounge, that opens onto a dining room and kitchen. The connecting hallway is

generously proportioned giving access to the full accommodation, comprising, two double bedrooms, refitted kitchen with integrated cooker, dining room and rear lounge sitting room, with a modern fitted wet room central to the floorplan.

Outside, there is a fully block paved front garden, that provides multi vehicular parking, leading to a single garage with light power and remote-control opening door. The rear garden has been improved with some landscaping, including professionally laid paving and faux grass, for easy maintenance. Additional features include UPVC double glazing and gas radiator central heating.

We expect this property to be well received so don't hesitate! Contact Oscar James to arrange a viewing today.

...expect excellence



# SELLER'S SECRET

I've enjoyed living in this lovely home and the convenience of being close to local amenities.

The garden is now so easy to look after and there's plenty of parking on the driveway for friends and family when visiting.



## Why we like it....

This attractive Bungalow is in a lovely area, while offering totally flexible living space.

We think this combination will prove to be popular! Contact Oscar today.

# OSCAR JAMES

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To buy or not to buy....

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