

6 Western Way  
Wellingborough  
Northamptonshire  
NN8 3NA

£300,000

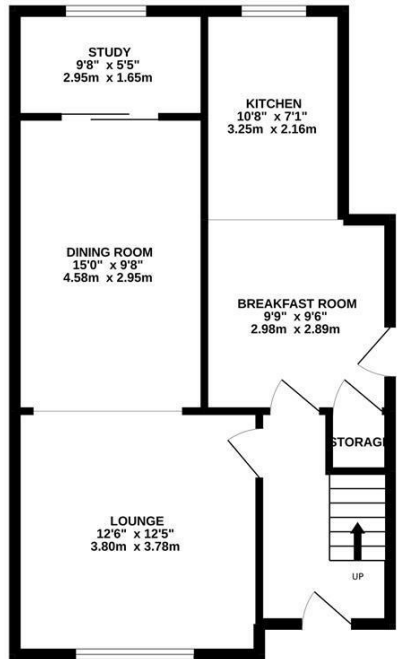


OSCAR JAMES

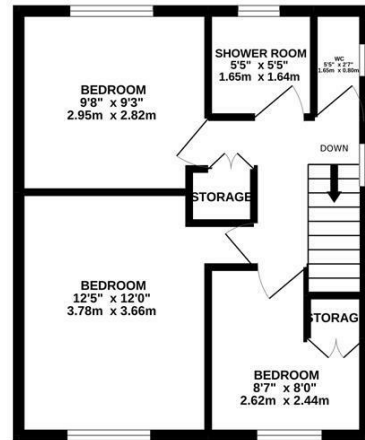
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# FLOOR PLANS

GROUND FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 976 sq.ft. (90.7 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...



Four Reception Rooms



Fitted Kitchen



Three Bedrooms



Shower Room



Huge Rear Garden



Ample Off Road Parking



## WHAT'S GREAT?

**WOULD ANYONE LIKE A GARDEN?** Sitting on a more than generous plot is the three bedroom semi-detached family home. This property offers land to the front the rear and the side, the only way appreciate the external space that is on offer is to come and see it. Located just off Northampton Road this property has easy access to some major road links including the A45 which leads to the M1, wellingborough Train Station is located just 2 miles away meaning you can get access to London in under an hour, and wellingborough town centre is within walking distance, this property is also located just a short drive from the ever popular Rushden Lakes development.

The property itself has been extended and boasts an impressive FOUR reception rooms to the ground floor which include, Lounge, dining room, study and breakfast room, the ground floor is also home to the kitchen which is fully fitted and features built in appliances including a Bosch double oven and a gas hob, there is also space for white goods.

The first floor is accessed via the stairs that rise from this homes entrance hall, the first floor

is home to three bedrooms two of which are good size double bedrooms, the family shower room is also located on the first floor and boasts a three piece suite which includes a low level w/c a wash hand basin & a shower.

Externally this property offers so much, to the front of the property there is a hard standing area which provides off road parking for 2/3 vehicles, this hard standing leads to double gates which opens up into the car port which then leads to the garage.

To the rear this property offers an incredible size garden which is mainly laid to lawn.

For anymore information or to arrange your viewing please contact Oscar James Wellingborough today!

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# SELLER'S SECRET



*Why we like it....*

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

## OSCAR JAMES

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