

11 Dale Close  
Wellingborough  
NN8 3UR

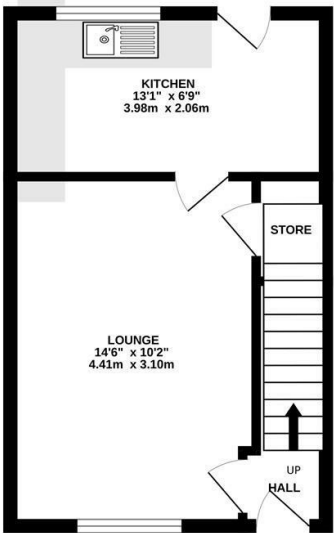
£240,000



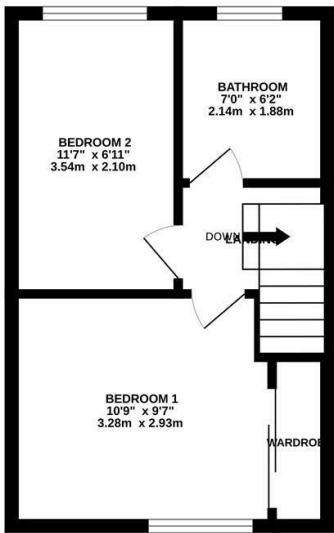
OSCAR JAMES  
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
277 sq.ft. (25.8 sq.m.) approx.



1ST FLOOR  
277 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 554 sq.ft. (51.5 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.  
Made with Mergex (2020)



## AT A GLANCE...



Lounge



Modern kitchen with built in appliances



Two bedrooms



Bathroom



Good size garden



Off road parking



## WHAT'S GREAT?

Nestled in the sought-after area of Dale Close, Wellingborough, this attractive two-bedroom home offers a wonderful balance of comfort, practicality, and convenience. Occupying a well-maintained corner plot, the property benefits from a generous garden space, ideal for outdoor dining, relaxing, or entertaining friends and family.

Inside, the home opens into a bright and welcoming reception room, creating a warm and inviting space to unwind. The main bedroom features a built-in wardrobe, providing excellent storage without compromising on space, while the second bedroom is highly versatile—perfect as a guest room, home office, or child's bedroom. A well-presented bathroom completes the internal accommodation.

Externally, the property also enjoys ample parking, ensuring everyday convenience for both residents and visitors.

The location is a real highlight. Local shops are within easy reach, making day-to-day errands simple, while excellent access to main road links allows for smooth travel in and out of the town. Wellingborough train station is just a short drive away, offering strong rail connections to surrounding towns and cities—ideal for commuters.

This home represents an excellent opportunity for first-time buyers, small families, or those looking to downsize while remaining well connected. With its appealing features, generous outdoor space, and convenient location, this property is sure to attract strong interest.

...expect excellence



# SELLER'S SECRET

Lovely warm well decorated house, corner plot with plenty of drive way up to 4 cars.

Very well maintained through out



*Why we like it....*

Near to the local shops and primary schools, very homely property with no work needed.

## OSCAR JAMES

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

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