

41 Coniston Close  
Wellingborough  
Northamptonshire  
NN8 3XS

£230,000



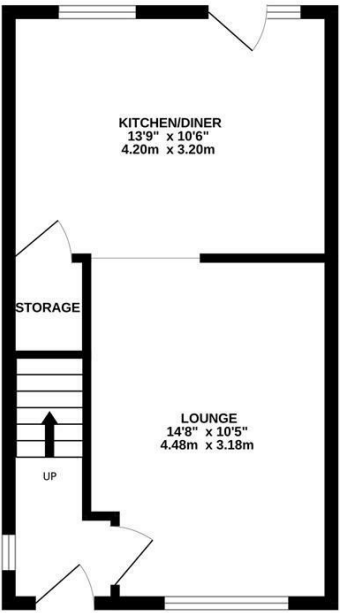
OSCAR JAMES

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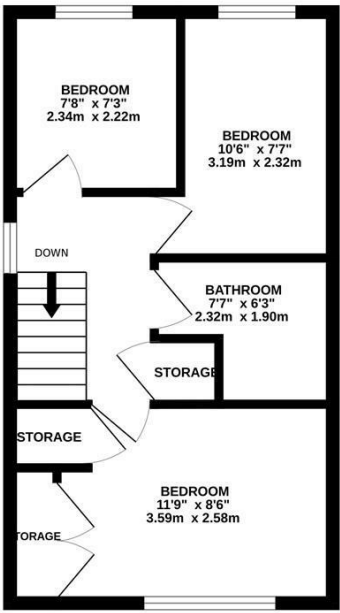


# FLOOR PLANS

GROUND FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.4 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...



Well Proportioned Lounge with Feature Fireplace



Open Plan Kitchen/Dining Area, Ideal for Entertaining Friends & Family



Three Generously Sized Bedrooms with Fitted Wardrobes to the Master Bedroom



Modern Three Piece Family Bathroom with Shower Over



Well Maintained Rear Garden with a Large Decked Entertaining Area



Off Road Parking for Multiple Vehicles via Private Driveway



## WHAT'S GREAT?

Situated in a popular residential area of Wellingborough is this well presented three bedroom family home that is located in a secluded cul-de-sac. Within walking distance to an array of local amenities this fantastic property would make an ideal starter home or anybody looking to upsize from a smaller property.

Upon entry you are greeted by a small yet inviting entrance hall that leads through to the open plan downstairs living space. Firstly is the well proportioned lounge with feature fireplace that then opens up into the dining area. The easily accessible kitchen provides an array of eye level & base units with space for appliances too. This fantastic space is ideal for entertaining friends and family alike with the ability to spill out onto the garden via the rear door.

To the first floor are three generously sized bedrooms with the master benefiting from built in wardrobes and a further storage cupboard. Accompanying the three bedrooms are a modern family bathroom comprising a three piece white suite with shower over and finally a further

storage cupboard on the landing.

The rear garden provides a variety of different areas to explore and will enjoy sun all day due to the south east facing nature. Firstly is a large decked entertaining area that leads to the side access and host of garden sheds. Following on from this is a large mainly laid to lawn area which is bordered by a mixture of mature trees, shrubbery and retaining wall.

Further benefits include off road parking for multiple vehicles via the private driveway with the potential to create extra parking to the front if required.

Call Oscar James now to book a viewing on this wonderful family home and to avoid disappointment.

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# SELLER'S SECRET



Why we like it....

## OSCAR JAMES

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To buy or not to buy....

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