

Spencer Road  
Wellingborough  
NN8 2QB

£470,000

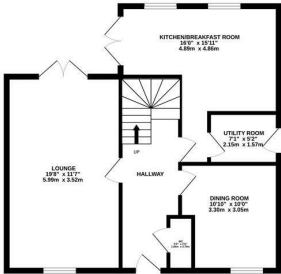


OSCAR JAMES

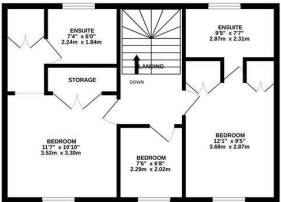
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# FLOOR PLANS

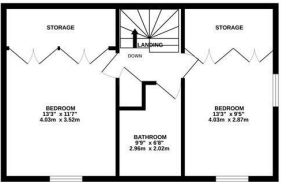
GROUND FLOOR  
656 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR  
542 sq.ft. (50.3 sq.m.) approx.



2ND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 1681 sq.ft. (156.2 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...



2 Large Reception Rooms



Fitted Kitchen & Utility Room



5 Bedrooms



Cloakroom, 2 ensuites & Family Bathroom



Front and Rear Gardens



Off Road Parking and Garage



## WHAT'S GREAT?

This impressive detached house offers a perfect blend of modern living and spacious comfort. Built in 2005, the property is situated on a generous corner plot, providing ample outdoor space and a sense of privacy.

As you enter, you are greeted by two well-appointed reception rooms, ideal for both entertaining guests and enjoying quiet family time. The heart of the home is undoubtedly its five spacious bedrooms, each designed with comfort in mind. Notably, both main bedrooms feature en-suite bathrooms, ensuring convenience and luxury for the occupants.

With three bathrooms in total, this property is perfect for larger families or those who enjoy hosting visitors. The layout spans three floors, providing a sense of openness and allowing for versatile living arrangements.

Additionally, the double garage offers practical storage solutions and secure parking, making this home as functional as it is stylish.

This property is a rare find in Wellingborough, combining modern amenities with a welcoming atmosphere. It is an ideal choice for families seeking a spacious and well-designed home in a sought-after location. Don't miss the opportunity to make this exceptional house your new home.

...expect excellence



# SELLER'S SECRET

We have loved living here, it's been a great family home for years. There is a great sense of community around the area.



## Why we like it....

A lovely corner plot, on a fantastic residential estate. With quick access to the A45 and the local amenities, this family home truly is a great buy.

# OSCAR JAMES

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To buy or not to buy....

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