

1 Lamport Way
Wellingborough
NN8 1LJ

£400,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Nestled in the desirable location of Lamport Way, Wellingborough, this beautifully presented detached family home offers an exceptional living experience. With five spacious bedrooms and three well-appointed bathrooms, this property is perfect for families seeking both comfort and convenience.

Upon entering, you are greeted by a welcoming entrance hall that leads to a cloakroom, ensuring practicality for everyday living. The heart of the home is the impressive kitchen/diner, ideal for family meals and entertaining guests. The utility room adds an extra layer of functionality, while the living room, featuring a built-in media wall and patio doors, opens up to a low-maintenance garden with gated rear access and additional side access too, perfect for enjoying the outdoors without the hassle of extensive upkeep.

The first floor boasts a principal bedroom complete with a dressing area and

en-suite bathroom, providing a private retreat. Two additional bedrooms and a family bathroom complete this level, ensuring ample space for family members or guests. The top floor features two further bedrooms, one of which includes its own en-suite, offering flexibility for various living arrangements.

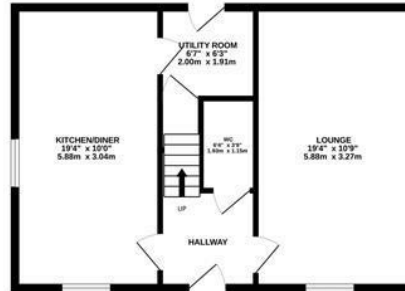
This property also benefits from off-road parking for two vehicles, a valuable asset in this sought-after area. With excellent access to the A45, you can easily reach the A14 and M1, making commuting a breeze. Additionally, the proximity to Wellingborough's train station and nearby parkland enhances the appeal of this home, providing both leisure and transport options.

In summary, this stunning five-bedroom detached house on Lamport Way is a perfect blend of modern living and convenience, making it an ideal choice for families looking to settle in a vibrant community.

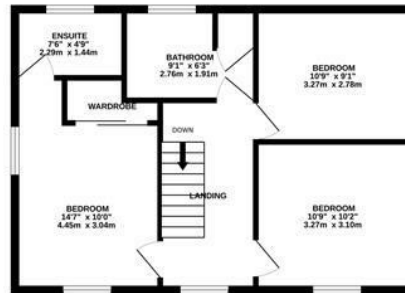
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Floor Plan

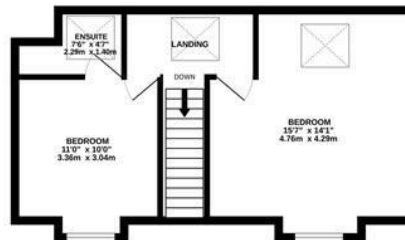
GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
527 sq.ft. (49.0 sq.m.) approx.



2ND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 1454 sq.ft. (135.1 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...



Living room with built in media wall



Kitchen/diner & Utility rooms



Five double bedrooms



Two En-suites, Family bathroom & Cloakroom



Low maintenance garden



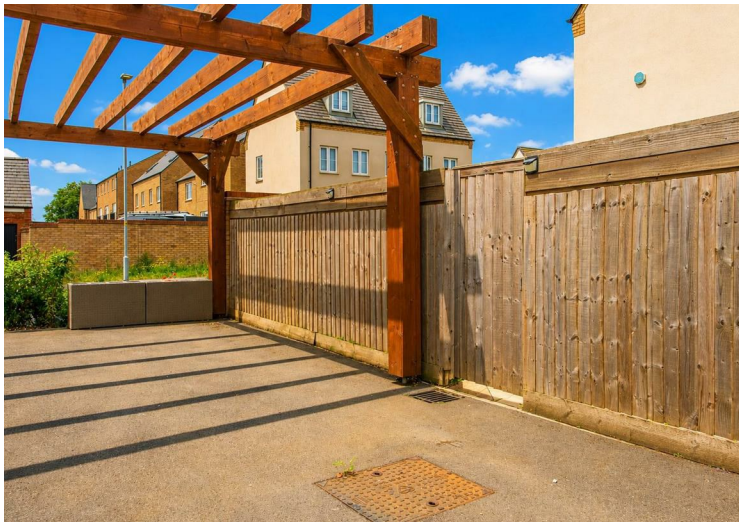
Off Road Parking





SELLER'S SECRET

One of the things we'll miss most is how bright and welcoming the house feels, with sunlight pouring through the many windows throughout the day. This has been a wonderful home, offering a peaceful setting, friendly neighbours and lovely green spaces right on the doorstep.



Why we like it....

One of the many standout features of this beautifully presented home is its convenient location, close to Rushden Lakes, local amenities and train links to London make this a fantastic place to live.

To buy or not to buy....

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