

10 Elizabeth Close  
Wellingborough  
Northamptonshire  
NN8 2JA

£220,000

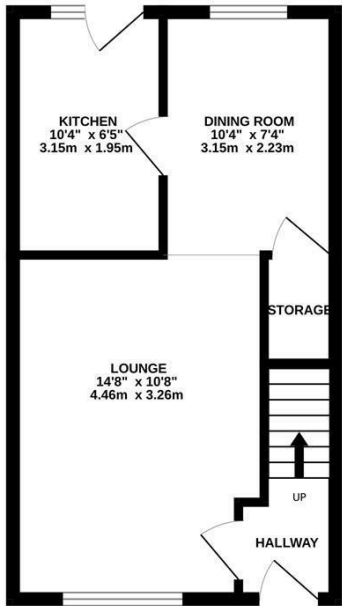


OSCAR JAMES

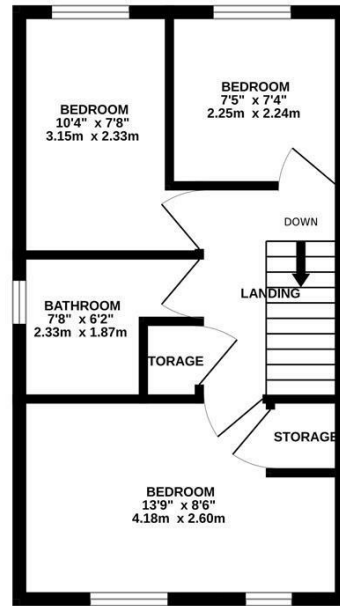
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# FLOOR PLANS

GROUND FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.7 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...



Spacious Lounge with Luxury Vinyl Tile Flooring & Separate Dining Room



Wooden Country Style Kitchen that Could Easily be Transformed by Wrapping/Spraying



Three Generously Sized Bedrooms to the First Floor



Re-Fitted Three Piece Shower - Room with Walk In Double Shower



Well Proportioned Rear Garden Providing a Fairly Low Degree of Maintenance



Private Driveway with Parking for Multiple Vehicles to the Side Aspect



## 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 downstairs living space. Firstly is the well proportioned lounge 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 could easily be opened up and 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 shower room comprising with a large double walk in shower and finally a further

storage cupboard on the landing.

The rear garden provides a low degree of maintenance with the rear being mainly laid to lawn with a small patio area. This useful space provides the potential to be extended upon (STPP) or to transform into your own paradise. Furthermore is side gated access leading to the driveway to the side aspect.

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....

To buy or not to buy....

## OSCAR JAMES

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