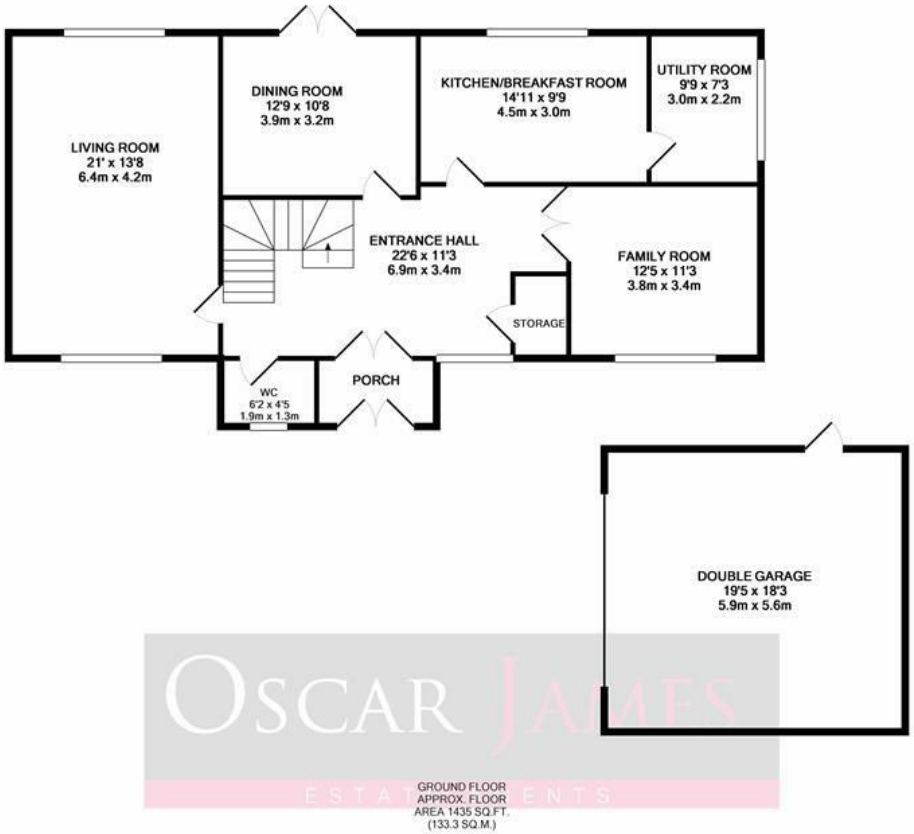
35 Old Road
Walgrave
Northamptonshire
NN6 9QW

£475,000

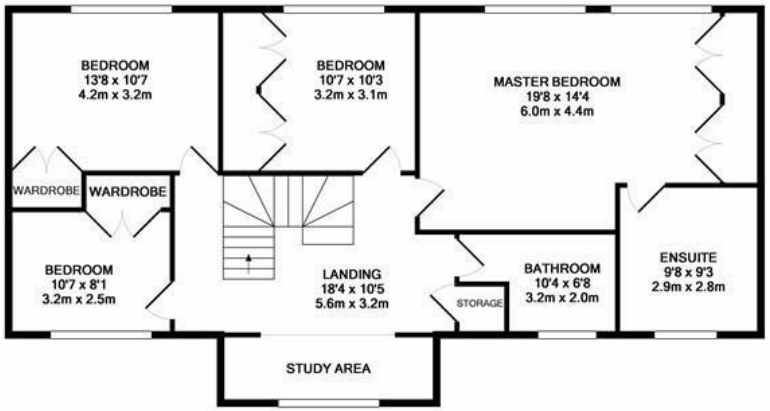
OSCAR JAMES

...expect excellence

FLOOR PLANS



GROUND FLOOR
APPROX. FLOOR
AREA 1435 SQ.FT.
(133.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1081 SQ.FT.
(100.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2516 SQ.FT. (233.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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...

- 21ft living room.
- Kitchen/breakfast room.
- Four excellent size double bedrooms all with built in wardrobes.
- Family bathroom and four piece en-suite.
- Beautiful garden over looking fields.
- Off road parking and double garage with electric door.

WHAT'S GREAT?

Oscar James are delighted to welcome to the market this rarely available, four bedroom detached family home, with countryside views to the rear and a double garage this property really is a must see.

Old Road is being offered to the market with no onward chain.

Entrance is via a wide porch with double doors opening up to a hallway, kitchen with utility room, 21ft living room, family room with doors leading to the rear garden, dining room and downstairs w/c.

To the first floor you will find four excellent size double bedrooms all with built in wardrobes, a three piece bathroom suite to the master, a large family bathroom and a enclosed study area on the landing.

Externally, the rear garden has beautiful field views and is mainly laid to lawn with mature shrubs surrounding the property. You have side access, leading to the driveway which has off road parking for at least four vehicles and a double garage with electric door.

We would highly recommend a personal viewing which will enable any prospective new owner to see what a fantastic property this is.

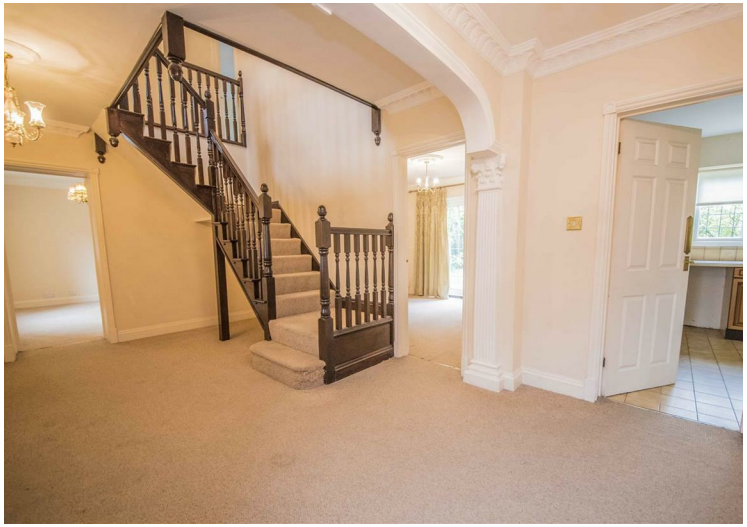
To book yours please call Oscar James on 01604 622722.

...expect excellence

SELLER'S SECRET

We have owned the property for many years and rented out for the last 10 years. The field views and vast accommodation really do make this a fantastic family home.

The village is very peaceful and offers an excellent community feel. It is an easy drive to both Northampton and Kettering town centre, which is very appealing for commuting via rail.



Why we like it....

This is a superb family home in a great location.

There is in our opinion some excellent scope for further enhancing what is already a lovely home.

A viewing is highly recommended to appreciate this wonderful property.

To buy or not to buy....

OSCAR JAMES

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