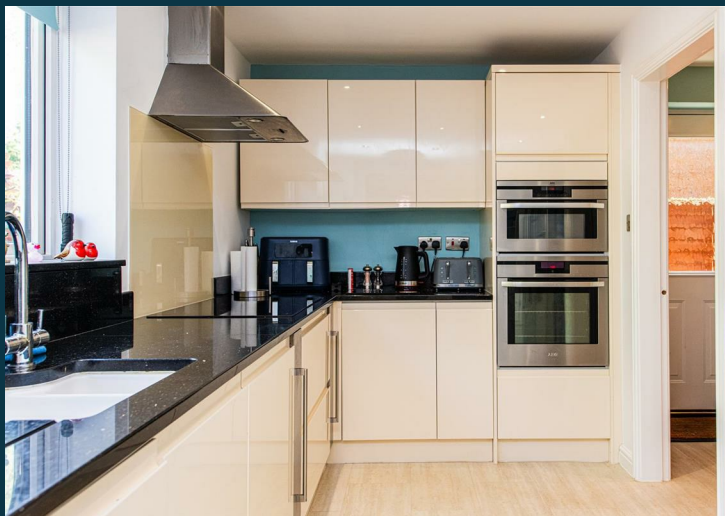


8 Lexden Close
Wootton Fields
Northampton
NN4 6DU

£625,000

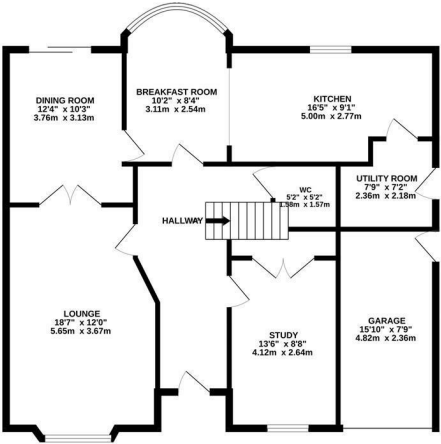


OSCAR JAMES

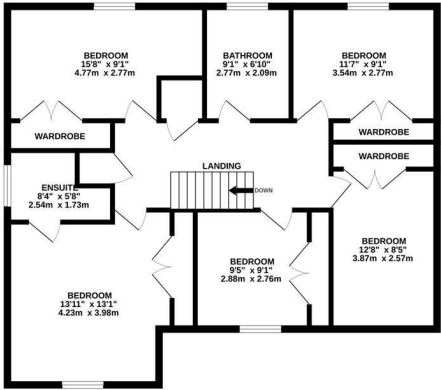
...expect excellence

FLOOR PLANS

GROUND FLOOR
1037 sq.ft. (96.3 sq.m.) approx.



1ST FLOOR
928 sq.ft. (86.2 sq.m.) approx.



TOTAL FLOOR AREA: 1965 sq.ft. (182.6 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...



Three reception rooms



Open plan kitchen / breakfast room



Five generous bedrooms



Three bathrooms



Private rear garden



Garage & off road parking for multiple vehicles



WHAT'S GREAT?

Proudly positioned within the highly sought-after area of Wootton Fields, this impressive five-bedroom detached home offers a superb blend of modern convenience, generous living accommodation and peaceful family living.

Upon entering, the welcoming hallway provides access to the principal ground-floor rooms, including a spacious lounge, separate dining room and a particularly appealing open-plan kitchen/breakfast room — an ideal space for everyday family life and entertaining. The ground floor further benefits from a utility room, downstairs W/C and a versatile additional reception room, currently utilised as a home office but offering excellent flexibility to suit a variety of needs.

To the first floor are five generously proportioned bedrooms, providing ample space for a growing family or those requiring additional guest or work-from-home accommodation. The principal bedroom benefits from a newly refurbished en-suite, complemented by a well-appointed family bathroom serving the remaining bedrooms.

Externally, the property is equally impressive. The attractive frontage provides ample off-road parking for multiple vehicles, together with a garage featuring an electrically operated door. To the rear, the private garden offers an excellent amount of space, creating a peaceful setting for outdoor entertaining, relaxation and family enjoyment.

Ideally located close to a range of highly regarded schools, excellent transport links and a wealth of local amenities, this substantial family home combines space, versatility and convenience in a desirable setting.

...expect excellence



SELLER'S SECRET

We love that our home benefits from plenty of fitted storage, a large patio area in the garden, and a generous amount of space between us and the neighbouring houses, giving the property a lovely sense of privacy.



Why we like it....

This impressive property provides well-proportioned living spaces, excellent flexibility, and a highly appealing location, making it an ideal choice for a range of buyers. An internal viewing is highly recommended!

OSCAR JAMES

336 Wellingborough Road | Northampton |
NN1 4ES
01604 622722
www.oscar-james.com

To buy or not to buy....
