



Total area: approx. 121.5 sq. metres (1307.9 sq. feet)



Medway Drive Wellingborough NN8 5XT
Freehold Price £350,000

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

Wellingborough Office
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office
28 High Street Irthlingborough
Northants NN9 5TN
01933 651010

Rushden Office
74 High Street Rushden
Northants NN10 0PQ
01933 480480



Situated in the popular residential area of Gleneagles is this realistically priced four bedroom detached with a double detached garage. Benefits include a refitted kitchen/breakfast room, uPVC double glazed doors and windows, an ensuite shower room to the master bedroom, gas radiator central heating and a refitted bathroom. The property further offers a cloakroom, utility room and off road parking for several vehicles. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, utility room, master bedroom with ensuite shower room, three further bedrooms, bathroom, gardens to front and rear and double garage.

Enter via uPVC entrance door.

Entrance Hall

Radiator, stairs to first floor landing, laminate flooring, door to.

Cloakroom

Comprising low flush W.C., wash hand basin, obscure glazed window to side aspect, radiator.

Lounge

16' 3" max x 12' 7" max (4.95m x 3.84m)
Window to front aspect, radiator, brick built fire surround with gas fire, T.V. point, radiator, glazed double doors to.

Dining Room

12' 7" x 10' 0" (3.84m x 3.05m)
uPVC double doors to rear garden, radiator, door to.

Kitchen/Breakfast Room

12' 8" max x 9' 10" max (3.86m x 3m) (This measurement includes area occupied by the kitchen units)

Comprising single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, electric cooker point, extractor fan, double radiator, window to rear aspect, understairs storage cupboard, cupboard housing gas fired boiler serving central heating and domestic hot water, through to.

Utility Room

Comprising single drainer stainless steel sink unit with cupboards under, plumbing for washing machine, uPVC door to side aspect, space for fridge/freezer.

First Floor Landing

Airing cupboard housing hot water cylinder, access to loft space, door to.

Bedroom One

14' 4" upto wardrobe plus door recess x 10' 8" upto wardrobe (4.37m x 3.25m)

Window to front aspect, radiator, two built in wardrobes with clothes hanging rails, door to.

Ensuite Shower Room

Comprising low flush W.C., wash hand basin, tiled shower enclosure, obscure glazed window to front aspect. towel rail.

Bedroom Two

10' 11" max x 9' 5" max (3.33m x 2.87m)
Window to front aspect, radiator, built in mirror fronted wardrobes.

Bedroom Three

9' 9" max x 8' 8" max (2.97m x 2.64m)
Window to rear aspect, radiator.

Bedroom Four

9' 11" max x 9' 8" into recess area narrowing to 6' 6" (3.02m x 2.95m)
Window to rear aspect, radiator, wardrobe recess area.

Bathroom

Comprising panelled bath with shower attachment, low flush W.C., wash basin set in vanity unit, obscure glazed window to rear aspect, towel rail.

Outside

Front - Stoned driveway, driveway providing off road parking leading to.

Double garage - up and over door, power and light connected, eaves space.

Rear - Patio, mainly laid to lawn, stone area with wooden gazebo over, various shrubs and plants, palm tree, enclosed by panel fencing, pedestrian gated access to front, water tap.

Energy Performance Rating

This property has an energy rating of D. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band E (£2,618 per annum. Charges for 2024/2025).

Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - www.richardjames.net

Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

