



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

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 surveyors 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.



Northampton Road Wellingborough NN8 3PJ  
Freehold Price £350,000

**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





A traditional 1930's three bedroom semi-detached property with parking for six cars leading to a single garage and offering a 61ft rear garden. The property benefits from a refitted 20ft kitchen/breakfast room with range style cooker and integrated fridge/freezer and dishwasher, a refitted bathroom with both shower enclosure and bath, majority uPVC double glazing, gas radiator central heating and fitted wardrobes to two bedrooms. The accommodation briefly comprises porch, entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, three bedrooms, bathroom, separate W.C, gardens to front and rear and a garage.

Enter via glazed double opening door to.

**Porch**

Tiled floor, composite entrance door to.

**Entrance Hall**

Radiator, telephone point, stairs to first floor landing with pantry/storage cupboard under with obscure glazed window to side aspect, doors to.

**Cloakroom**

White low flush W.C, wash basin with vanity cupboards under, tiled floor, stain glass window to front aspect.

**Lounge**

13' 10" into bay x 12' 7" max (4.22m x 3.84m)  
Bay window to front aspect, radiator, wooden fire surround with marble effect hearth and fascia and coal effect gas fire fitted, radiator, T.V point, wall light points, coving to ceiling.

**Dining Room**

14' 11" x 10' 9" (4.55m x 3.28m)  
Casement door with windows either side to rear garden, radiator, wall lights points, wood effect laminate floor.

**Kitchen/Breakfast Room**

20' 4" x 9' 6" narrowing to 6' 8"(6.2m x 2.9m)  
(This measurement includes area occupied by the kitchen units)  
Refitted to comprise one and a half bowl single drainer stainless steel sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, tiled splash areas, range style gas cooker with extractor hood over, integrated fridge/freezer and dishwasher, plumbing for washing machine, space for tumble dryer, radiator, wood effect laminate floor, bay window to side aspect, further windows to both side aspects, window to rear aspect, door to side to storm porch with further door to driveway.

**First Floor Landing**

Stain glass window to side aspect, access to loft space, doors to.

**Bedroom One**

14' 5" into bay x 12' 7" beyond wardrobe (4.39m x 3.84m)  
Bay window to rear aspect, radiator, range of fitted wardrobes, cabinets and top boxes.

**Bedroom Two**

11' 9" x 11' 3" beyond wardrobe (3.58m x 3.43m)  
Window to rear aspect, radiator, picture rail, range of fitted wardrobes.

**Bedroom Three**

9' 0" x 9' 8" (2.74m x 2.95m)  
Window to front aspect, radiator.

**Bathroom**

Refitted white suite comprising comer bath, quadrant shower enclosure, wash basin with vanity cupboards under, tiled splash walls, chrome effect towel radiator, inset ceiling lights, tiled effect floor, obscure glazed window to side aspect.

Separate W.C.

Low flush W.C, tiled splash areas, inset ceiling lights, tiled floor, obscure glazed window to side aspect.

**Outside**

Rear - 61ft in length from rear of dining room, patio, lawn, shrubs, wooden fence.

Front - Brick walls, various shrubs and bedding plants, driveway providing parking for up to six cars with double wooden gates, outside tap, storage barn housing gas fired boiler serving central heating and domestic hot water and hot water cylinder.

**Garage**

Metal door, access door to garden, power and light connected.

**Energy Performance Rating**

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

**Council Tax**

We understand the council tax is band C (£1,998.67 per annum. Charges for 2025/2026).

**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](http://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.**

