



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.

Northampton Road Wellingborough NN8 3PJ

Freehold Price £388,000

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.

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Offered with no chain is this vastly extended four bedroom semi detached house that is situated on one of the towns most popular roads. The property benefits from uPVC double glazed doors and windows, gas radiator central heating, a burglar alarm system, a recently replaced roof and built in kitchen appliances to the kitchen/breakfast room. The property further offers three double bedrooms, a 14ft dining room and a 62ft rear garden. The accommodation briefly comprises entrance hall, lounge, kitchen/breakfast room, dining room, cloakroom, four bedrooms, bathroom, gardens to front and rear and a single garage.

Enter via entrance door to.

Entrance Hall

Stairs to first floor landing, stained glass windows at either side of the entrance door to front aspect, understairs storage cupboard, radiator, wood effect laminate flooring, coving to ceiling, doors to.

Lounge

17' 4" into bay x 12' 11" into chimney breast recess (5.28m x 3.94m)

Bay window to front aspect, coving to ceiling, double radiator, T.V. point, feature fireplace with white surround and black heath and fascia with a coal effect gas fire fitted, built in cupboard.

Kitchen/Breakfast Room

16' 1" max x 14' 11" narrowing to 13' 3" (4.9m x 4.55m)(This measurement includes the area occupied by the kitchen units)

Comprising one and a half bowl stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, breakfast bar, inset ceiling lights, two windows to rear aspect, built in electric oven, five ring gas hob with extractor hood over, freestanding washing machine, freestanding American fridge/freezer, tiled flooring, door to storage cupboard, door to cloakroom, obscure glazed uPVC door to rear garden at side aspect, through to.

Dining Room

14' 8" x 10' 9" narrowing to 9' 5" (4.47m x 3.28m)

Coving to ceiling, tiled flooring, double radiator, shelves and cupboard built into chimney breast recess, French doors to rear garden, doors opening to.

Recess Bar

5' 11" x 2' 9" (1.8m x 0.84m)

Integrated drinks chiller, wine rack, power and lights, illuminated sign, coloured tiles.

Cloakroom

Comprising low flush W.C., wall mounted wash basin, tiled splash backs, tiled flooring, double radiator, window to side aspect, extractor vent.

First Floor Landing

Split level, window to rear aspect, coving to ceiling, access to loft space, doors to.

Bedroom One

11' 5" narrowing to 10' 4" x 11' 11" (3.48m x 3.63m)

Window to rear aspect, coving to ceiling, double radiator.

Bedroom Two

9' 7" widening to 11' 6" into chimney recess x 10' 10" (2.92m x 3.3m)

Bay window to front aspect, built in window seat, coving to ceiling, double radiator, built in wardrobes to the chimney breast recess's with clothes hanging rail.

Bedroom Three

12' 8" x 14' 6" beyond wardrobe (3.86m x 4.42m)

Window to front aspect, coving to ceiling, double radiator, built in wardrobe with clothes hanging rail.

Bedroom Four

8' 6" x 7' 6" (2.59m x 2.29m)

Window to front aspect, coving to ceiling, radiator.

Bathroom

Comprising low flush W.C, roll top bath with claw feet, quadrant shower enclosure, wall mounted hand wash basin with vanity unit under, tiled splash backs, obscure glazed window to rear aspect, extractor vent, inset ceiling lights.

Outside

Front - Iron gates, shrubs, block paved off road parking for three vehicles leading to.

Single Garage - Metal up and over door, power and light connected, wall mounted gas fired combination boiler serving central heating and domestic hot water, door to rear garden.

Rear - Approximately 62ft in length, mainly laid to lawn, patio area, eight person Yote Spa Hot Tub, door to garage, summerhouse in need of some repairs, various plants and bushes, small decking area at the rear and raised beds, enclosed by wooden fencing.

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 C (£1,903 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.



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.

