



Total area: approx. 30.0 sq. metres (322.7 sq. feet)

Total area: approx. 131.3 sq. metres (1412.9 sq. feet)

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.



**Medway Drive Wellingborough NN8 5XT**  
**Freehold Price £370,000**

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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27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irthlingborough Office**   
28 High Street Irthlingborough  
Northants NN9 5TN  
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**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
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**Situated in a cul de sac of just two other properties and located in the popular residential area of Gleneagles is this four bedroom detached which benefits from a refitted kitchen with built in appliances, uPVC double glazing, a refitted ensuite shower room to a 16ft master bedroom, a refitted shower room and cloakroom, gas radiator central heating, solar panels which serve the hot water and a double detached garage. The property further offers replacement internal doors, built in wardrobes to all bedrooms, a uPVC Edwardian style conservatory, utility room and a west facing rear garden. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, conservatory, kitchen, utility room, master bedroom with ensuite shower room, three further bedrooms, shower room, gardens to front and rear and double garage.**

Enter via replacement entrance door.

**Entrance Hall**

Stairs to first floor landing, tiled floor, radiator, doors to.

**Cloakroom**

Comprising low flush W.C., wash hand basin, obscure glazed window to side aspect, tiling to floor, and wall, downlights to ceiling.

**Lounge**

16' 9" x 12' 7" (5.11m x 3.84m)

Window to front aspect, radiator, feature fireplace with coal effect gas fire, T.V. point, wood effect laminate floor, door to.

**Dining Room**

12' 6" x 9' 4" (3.81m x 2.84m)

Laminate wooden floor, double radiator, door to kitchen, sliding patio door to.

**Conservatory**

12' 0" x 9' 0" (3.66m x 2.74m)

Edwardian style, uPVC door to rear garden, tiled floor.

**Kitchen**

12' 6" max x 9' 10" plus door recess (3.81m x 3m) (This measurement includes area occupied by the kitchen units)

Comprising one and a half bowl single drainer stainless steel sink unit with cupboard under, range of base and eye level units providing work surfaces, built in electric double oven and five ring gas hob, extractor fan, plumbing for dishwasher, breakfast bar, space for fridge/freezer, understairs storage cupboard, towel radiator, tiled floor, downlights to ceiling, door to entrance hall, door to.

**Utility Room**

Comprising single drainer stainless steel sink unit with cupboards under, eye level units, plumbing for washing machine, door to side aspect, wall mounted gas fired boiler serving central heating and domestic hot water, space for tumble dryer, tiling to wall, downlights to ceiling, towel radiator.



**First Floor Landing**

Access to loft space, airing cupboard housing hot water cylinder and control for solar panel, door to.

**Bedroom One**

16' 4" max x 9' 10" widening to 12' 7" max (4.98m x 3m)

Window to front aspect, radiator, two double mirror fronted built in wardrobes, laminate flooring, door to.

**Ensuite Shower Room**

Comprising tiled shower enclosure with digital shower, wash basin, low flush W.C., obscure glazed window to front aspect, towel rail, tiling to walls and floor, downlights to ceiling.

**Bedroom Two**

11' 6" upto wardrobe x 9' 6" max (3.51m x 2.9m)

Window to front aspect, double radiator, laminate flooring, built in mirror fronted wardrobes.

**Bedroom Three**

9' 1" max x 6' 8" upto wardrobe (2.77m x 2.03m)

Window to rear aspect, laminate flooring, built in mirror fronted wardrobes, radiator.

**Bedroom Four**

9' 11" max x 7' 0" upto wardrobe door (3.02m x 2.13m)

Window to rear aspect, radiator, laminate flooring, built in mirror fronted wardrobes.

**Shower Room**

Comprising tile shower cubicle with digital shower, wash basin set in vanity unit, low flush W.C., obscure glazed window to rear aspect, downlights to ceiling, towel rail, tiled floor.

**Outside**

Front - Laid to lawn, shrubs, conifers, shared drive.

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

Rear - Block paved path, mainly laid to lawn, trees, laurel bush, wooden fencing and brick wall, water tap, green house, security light, gated access to front.



**N.B**

The solar panels are owned by the vendor and serves hot water.

**Energy Performance Rating**

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

**Council Tax**

We understand the council tax is band E (£2,497 per annum. Charges for 2023/2024).

**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.**

