



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 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.

Elm Street Wellingborough NN8 5AU

Freehold Price £375,000

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 well presented unique and individual bay fronted three/four bedroom detached property offered with no chain which is situated in one of Wellingborough's prime residential locations of Hatton Park. The property benefits from uPVC double glazing, built in kitchen appliances, a wood burner in the lounge, underfloor heating to the ground floor, gas radiator central heating to the first floor and further offers a cloakroom, a utility room, a playroom/study/bedroom four, three double bedrooms with an ensuite shower room to the master and an office attached to the side of a 22ft garage. A viewing is highly recommended. The accommodation briefly comprises entrance hall, cloakroom, playroom,/study/bedroom four, lounge/dining room, kitchen/breakfast room, master bedroom with ensuite shower room, two further bedrooms, bathroom, gardens to front and rear, office and garage.

Enter via wooden entrance door with obscure glazed inserts and side panel to.

Entrance Hall

Carpet mat, stairs to first floor landing, under stairs storage cupboard, wall light points, coving to ceiling, doors to.

Cloakroom

Concealed cistern low flush W.C., hand wash basin with cupboard under, floor covered in penny coins sealed with resin, wall light point, extractor vent, window to side aspect.

Lounge/Dining Room

18' 1" max narrowing to 13' 1" x 16' 10" max narrowing to 9' 9" (5.51m x 5.13m)

uPVC French doors to rear garden, log burner on stone hearth with wooden mantle, laminate flooring, wall light points, T.V point, coving to ceiling, window to rear and side aspect.

Playroom/Study/Bedroom Four

9' 10" x 6' 7" (3m x 2.01m)

Window to side aspect, laminate flooring, inset ceiling lights.

Kitchen/Breakfast Room

17' 0" max x 13' 9" max into bay (5.18m x 4.19m) (This measurement includes area occupied by the kitchen units)

Comprising base and eye level units providing work surfaces, breakfast bar island with stainless steel sink unit with cupboards under, freestanding gas range cooker with extractor hood over, cupboards and worktop fitted into bay window to front aspect, stainless steel splash backs, tiled floor, telephone point, inset ceiling lights, window to side aspect, door to.

Utility Room

Comprising stainless steel single drainer sink unit with cupboards under, eye level units, plumbing for washing machine, space for fridge/freezer, stainless steel splash backs, tiled floor, gas fired boiler serving domestic hot water and central heating, glazed uPVC door to side.



First Floor Landing

Window to side aspect, sky light to side aspect, airing cupboard housing hot water cylinder and immersion heater, eaves cupboards, wall light points, doors to.

Bedroom One

13' 8" max x 11' 7" max (4.17m x 3.53m)

Triangular window to front aspect, two skylights, radiator, walk in wardrobe, storage bays, T.V point, telephone point, door to.

Ensuite Shower Room

White suite comprising tiled shower cubicle, low flush W.C., pedestal hand wash basin, towel radiator, radiator, tiled splash backs, wall light point, extractor vent, window to side aspect.

Bedroom Two

10' 5" x 7' 6" plus recess (3.18m x 2.29m)

Window to side aspect, recess providing clothes hanging space, radiator.

Bedroom Three

10' 3" widening to 13' 6" into door recess x 11' 7" (3.12m x 3.53m)

Window to rear aspect, skylight to side aspect, radiator, storage bays.

Bathroom

White suite comprising bath with step up to, tiled shower cubicle, low flush W.C., pedestal hand wash basin, towel radiator, radiator, tiled splash backs, extractor vent, window to side aspect.

Outside

Rear - Low maintenance laid to patio, gate to side, door to.

Office

10' 1" x 6' 1" (3.07m x 1.85m)

Fitted desk, drawers, base and eye level cupboards, electric wall heater.

Front - Block paved providing off road parking, driveway approx. 62ft with gate leading to.

Garage - measuring 23ft in length, electric roller door, power and light.



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 (£1,904 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.

