

# Sandy Close Wellingborough

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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.

Sandy Close Wellingborough NN8 5AY  
Freehold Price £385,000

**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





Situated just off Harrowden Road is this rarely available vacant four bedroom detached house with ensuite shower room. The property benefits from uPVC double glazed doors and windows, gas radiator central heating and a refitted bathroom and ensuite shower room. The property further offers separate reception rooms and a double garage. The accommodation briefly comprises porch, entrance hall, cloakroom, lounge, dining room, kitchen, utility room, master bedroom with ensuite shower room, three further bedrooms, bathroom, gardens to front and rear and a double garage.

Enter via obscure glazed entrance door with obscure glazed side panel to.

**Porch**  
Obscure glazed door and side panel to.

**Entrance Hall**  
Radiator, built in storage cupboard, stairs to first floor landing with further storage cupboard under, doors to.

**Cloakroom**  
White suite comprising low flush W.C, wall mounted wash basin, radiator, obscure glazed window to side aspect.

**Lounge**  
19' 6" x 10' 7" widening to 12' 6" (5.94m x 3.23m)  
Window to front aspect, French doors with windows either side to rear garden, log effect gas fire set in marble hearth, two radiators, T.V point, coving to ceiling.

**Dining Room**  
10' 6" x 9' 11" (3.2m x 3.02m)  
Window to rear aspect, radiator, coving to ceiling.

**Kitchen**  
9' 9" x 9' 4" (2.97m x 2.84m) (This measurement includes area occupied by the kitchen units)  
Comprising single drainer stainless steel sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, tiled splash areas, space for cooker, electric extractor hood, plumbing for dishwasher, radiator, window to side aspect, door to.

**Utility Room**  
Single drainer stainless steel sink unit with cupboards under, worksurface with plumbing for washing machine, space for fridge and freezer, radiator, window to side aspect, obscure glazed door to side.

**First Floor Landing**  
Two obscure glazed windows to rear aspect over stairs, radiator, access to loft space, cupboard housing gas fired boiler serving central heating and domestic hot water, doors to.



**Bedroom One**  
13' 8" max x 10' 7" (4.17m x 3.23m)  
Window to rear aspect, radiator, fitted wardrobes, door to.

**Ensuite Shower Room**  
White suite comprising tiled shower enclosure, pedestal hand wash basin, low flush W.C, radiator, tiled splash areas, obscure glazed window to side aspect.

**Bedroom Two**  
11' 4" max x 10' 9" (3.45m x 3.28m)  
Obscure glazed window to rear aspect, radiator, fitted wardrobes.

**Bedroom Three**  
12' 10" x 8' 3" (3.91m x 2.51m)  
Window to front aspect, radiator.

**Bedroom Four**  
8' 6" plus door recess x 8' 5" (2.59m x 2.57m)  
Window to front aspect, radiator.

**Bathroom**  
White suite comprising panelled bath with mixer shower attachment, pedestal hand wash basin, low flush W.C, tiled splash areas, radiator, obscure glazed window to rear aspect.

**Outside**  
Rear Garden - Patio, lawn, shrubs, steps to higher tier of lawn and shrubs, wooden shed, outside light, wooden fence, gated access to front from both sides of property.

Front - Lawn, tree, light, double width driveway to.

Double Garage - Electric roller door, power and light connected, access door to side.



**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 (£2,618 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](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.**

