



John Lea Way Wellingborough NN8 2QA  
Freehold Price £320,000

**Wellingborough Office** ☐  
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Northants NN8 1BS  
01933 224400

**Irthlingborough Office** ☐  
28 High Street Irthlingborough  
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**Rushden Office** ☐  
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Northants NN10 0PQ  
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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.



**A four bedroomed detached property situated local to amenities including the A45 providing easy access to the M1 and A14. The property benefits from uPVC double glazing, gas radiator central heating, built in kitchen appliances and offers a cloakroom, the addition of a 9ft brick and uPVC conservatory, an ensuite shower room to the master bedroom and a garage. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, conservatory, rear hall, cloakroom, master bedroom with ensuite shower room, three further bedrooms, bathroom, gardens to front and rear and a single garage.**

Enter via entrance door with obscure glazed insert to.

**Entrance Hall**

Obscure window to side aspect, double radiator, door to.

**Lounge**

16' 2" into bay x 10' 9" narrowing to 9' 6" (4.93m x 3.28m)

Bay window to front aspect, two radiators, T.V. point, telephone point, Nest central heating thermostat, door to.

**Kitchen/Dining Room**

14' 1" x 11' 0" (4.29m x 3.35m) (This measurement includes the area occupied by the kitchen units)

Comprising 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, built in stainless steel electric oven, gas hob and extractor fan over, plumbing for dishwasher, plumbing for washing machine, space for fridge/freezer, tiled splash areas, double radiator, ceramic tiled floor, understairs storage cupboard, door to rear hall, French doors with windows either side to.

**Conservatory**

9' 9" x 8' 11" (2.97m x 2.72m)

Of brick and uPVC construction, power and light connected, double radiator, laminate floor, French doors to rear garden.

**Rear Hall**

Ceramic tiled floor, door to garage, part obscure glazed door to rear garden, door to.

**Cloakroom**

White suite comprising low flush W.C., pedestal hand wash basin with tiled splash backs, radiator, gas fired boiler serving central heating and domestic hot water, obscure window to rear aspect.

**First Floor Landing**

Access to loft space, doors to.

**Bedroom One**

14' 9" max x 10' 8" max (4.5m x 3.25m)

Window to front aspect, radiator, built in wardrobes, airing cupboard housing hot water cylinder, T.V. point, telephone point, door to.

**Ensuite Shower Room**

White suite comprising tiled shower enclosure, pedestal hand wash basin, low flush W.C., tiled splash areas, chrome effect towel radiator, electric shaver point, electric extractor vent, obscure window to front aspect.

**Bedroom Two**

12' 2" x 7' 1" widening to 7' 7" (3.71m x 2.16m)

Window to rear aspect, radiator.

**Bedroom Three**

8' 8" max x 9' 5" max (2.64m x 2.87m) (This room has part sloping ceilings)

Window to front aspect, radiator, built in wardrobes, T.V. point.

**Bedroom Four**

8' 8" max x 8' 0" max (2.64m x 2.44m)

Window to rear aspect, radiator, telephone point.

**Bathroom**

White suite comprising panelled bath, pedestal hand wash basin, low flush W.C., tiled splash areas, chrome effect towel radiator, electric extractor vent, electric shaver point, obscure window to rear aspect.

**Outside**

Rear Garden - Patio, mainly laid to lawn, shrubs, outside tap, outside light, wooden fence, gated access to front.

Front - Hedge, lawn, open canopy porch, courtesy light, driveway to.

Garage - Metal up and over door, power and light connected, door to main house.

**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 D (£2,248.49 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.**

