



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fitments 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 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.

Sir Henry Fowler Way Wellingborough NN8 1TL  
Freehold Price £320,000

**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 on the Stanton Cross development within walking distance of the railway station, park and primary school is this four bedroom detached property built by Bovis Homes in 2019. The property benefits from uPVC double glazing, gas radiator central heating, a range of built in kitchen appliances and further offers a cloakroom, an ensuite shower room to the master bedroom and off road parking for two vehicles leading to a single garage. The accommodation briefly comprises entrance hall, cloakroom, lounge/dining room, kitchen/breakfast room, master bedroom with ensuite shower room, three further bedrooms, bathroom, gardens to front & rear and a single garage.

Enter via composite door with obscure glazed inserts to.

Entrance Hall

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

Cloakroom

White suite comprising low flush W.C., pedestal hand wash basin, tiled splash backs, tiled floor, extractor vent, radiator, obscure glazed window to front aspect.

Kitchen/Breakfast Room

11' 7" x 9' 5" (3.53m x 2.87m) (This measurement includes area occupied by the kitchen units)  
Comprising one and a half bowl stainless steel single drainer sink unit with cupboards under, base and eye level units providing work surfaces, built in electric oven and gas hob with extractor hood over, integrated dishwasher and fridge/freezer, plumbing for washing machine, cupboard housing wall mounted gas fired combination boiler serving domestic hot water and central heating, extractor vent, inset ceiling spotlights, tiled floor, radiator, window to front aspect.

Lounge/Dining Room

17' 4" max x 16' 7" narrowing to 13' 4" (5.28m x 5.05m)  
uPVC French doors to rear garden, window to rear aspect, T.V. point, telephone point, two double radiators, understairs storage cupboard, laminate flooring.

First Floor Landing

Window to side aspect, access to loft space, doors to.

Bedroom One

9' 8" x 9' 6" widening to 14' 9" (2.95m x 2.9m)  
Window to rear aspect, built in wardrobe, T.V. point, radiator, door to.

Ensuite Shower Room

White suite comprising double width tiled shower cubicle, low flush W.C., pedestal hand wash basin, tiled splash backs, tiled floor, towel radiator, extractor vent, electric shaver point.

Bedroom Two

9' 9" x 8' 3" (2.97m x 2.51m)  
Window to front aspect, radiator.

Bedroom Three

10' 10" x 6' 8" (3.3m x 2.03m)  
Window to rear aspect, radiator, network point, telephone point.

Bedroom Four

8' 9" x 6' 5" (2.67m x 1.96m)  
Window to front aspect, radiator.

Bathroom

White suite comprising panelled bath with shower over, low flush W.C., pedestal hand wash basin, tiled splash backs, tiled floor, heated towel rail, extractor vent, electric shaver point.

Outside

Rear - Mainly laid to lawn, small patio door to garage, brick retaining wall, wooden fencing, gated pedestrian access to front.

Front - Shrubs, off road parking for two vehicles leading to.

Garage - Metal up and over door, power and light, storage to eaves space, door to rear garden.

N.B

We understand from the vendor an amenity charge of £270 per year is payable. This should be confirmed by a legal representative before making a commitment to purchase.

Energy Performance Rating

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

Council Tax

We understand the council tax is band C (£1,998.67 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.**

