



The Drive Wellingborough NN8 2DD  
Freehold Price £375,000

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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.



Situated within walking distance of the town centre, schools and Swanspool Park is this bay fronted four bedroom detached property which has been extended to the rear and side to provide 1,500 sq. ft of accommodation. The property benefits from uPVC double glazing, gas radiator central heating and a range of built in kitchen appliances to include two ovens, five ring hob, microwave, drinks cooler, dishwasher and fridge/freezer and further offers a 24ft max x 18ft max 'L' shaped kitchen/dining room with an island breakfast bar and bi-folding doors leading to the rear garden, a 25ft lounge/family room, a cloakroom, utility room and a south/west facing rear garden which measures approximately 104ft in length. The accommodation briefly comprises entrance hall, cloakroom, lounge/family room, kitchen/dining room, utility room, master bedroom with freestanding bath and W.C, three further bedrooms, walk in wardrobe, shower room, garden to rear and off road parking.

Enter via composite door with obscure glazed inserts to.

Entrance Hall

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

Cloakroom

White suite comprising concealed cistern low flush W.C with hand wash basin over.

Kitchen/Dining Room

'L' shaped 24' 1" max x 18' 9" narrowing to 9' 6" (7.34m x 5.72m) (This measurement includes area occupied by the kitchen units)

Comprising single drainer sink unit with cupboards under, range of base and eye level units providing work surfaces, central island breakfast bar with cupboards under, wine rack and integrated drinks cooler, two built in electric ovens, five ring electric hob with extractor hood over, integrated dishwasher, fridge/freezer and microwave, three radiators, door to utility room, part glazed uPVC door and side window to rear garden, bi-folding doors to rear garden, open through to.

Lounge /Family Room

25' 2" max into bay x 11' 6" widening to 12' 11" max into chimney breast recess(7.67m x 3.51m)

Bay window to front aspect, feature fireplace, multi fuel burner with tiled hearth, T.V point, telephone point, two radiators, coving to ceiling.

Utility Room

Work surface with space for washing machine and tumble dryer under, eye level units, wall mounted gas fired boiler serving domestic hot water and central heating, window to front aspect.

First Floor Landing

Access to loft space, walk in wardrobe, doors to.

Bedroom One

15' 0" x 13' 6" (4.57m x 4.11m)

Window to rear aspect, obscure glazed window to side aspect, radiator, freestanding bath with freestanding mixer taps, low flush W.C, towel radiator.

Bedroom Two

15' 5" plus door recess x 10' 7" max (4.7m x 3.23m)

Window to rear aspect, two radiators.

Bedroom Three

12' 11" x 9' 11" plus bay (3.94m x 3.02m)

Bay window to front aspect, radiator.

Bedroom Four

11' 0" x 6' 9" max (3.35m x 2.06m)

Two windows to front aspect, double radiator.

Shower Room

White suite comprising tiled shower enclosure, low flush W.C, pedestal hand wash basin, obscure glazed window to side aspect, towel radiator, extractor vent.

Outside

Rear - South/west facing measuring approximately 104ft in length, patio area the width of property with canopy part over, step up to further patio with raised bed retained by sleepers (currently covered over), potting shed, gravelled area, shed, slate chipping and gravel boarder, artificial lawn area, further shed (one door requires glazing), timber fencing, pedestrian access to front.

Front - Off road parking

Energy Performance Rating

This property has an energy rating of TBC. 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.**

