



Total area: approx. 152.8 sq. metres (1644.8 sq. feet)

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.



Abbots Way Wellingborough NN8 2AF
Freehold Price £350,000

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27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office ☐
28 High Street Irthlingborough
Northants NN9 5TN
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Rushden Office ☐
74 High Street Rushden
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.

Offered with no chain is this extended four bedroom detached house which benefits from gas radiator central heating, uPVC double glazed doors and windows, uPVC soffit, fascia boards and guttering, built in kitchen appliances yet requires some general updating. To the ground floor is a 14ft max study, a utility area and a 19ft x 10ft garage with electric door. The property is conveniently situated within a short walk of the town centre and local to schools and other main amenities. The accommodation briefly comprises porch, entrance hall, cloakroom, lounge, dining room, study, kitchen, lobby/utility area, four bedrooms, shower room, gardens to front, side and rear and a garage.

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

Porch
Obscure glazed door to rear lobby/utility room, doors to.

Cloakroom
White suite comprising low flush W.C. with concealed cistern, wash basin set in worksurface with vanity cupboard under, tiled walls, electric towel radiator, circular obscure glazed window to front aspect, obscure window to rear aspect (study)

Entrance Hall
Radiator, cloaks/storage cupboard, stairs to first floor landing with storage cupboard under, doors to.

Lounge
19' 1" x 11' 9" (5.82m x 3.58m)
Window to front aspect, French doors to side to garden, two radiators, T.V. point, coving to ceiling.

Dining Room
12' 6" x 9' 5" (3.81m x 2.87m)
French doors to side to garden, radiator, coving to ceiling, serving hatch.

Kitchen
12' 6" x 9' 2" (3.81m x 2.79m) (This measurement includes area occupied by kitchen units)
Comprising one and a half bowl coloured single drainer sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, tiled splash areas, built in electric double oven, induction hob with extractor over, built in pantry/store, floor mounted gas fired boiler serving central heating and domestic hot water, window to rear aspect, obscure glazed door to.

Rear Lobby/Utility Room
Space for appliances, plumbing for washing machine, windows and French doors to rear garden, through to.

Lobby
Door to garage, obscure glazed door to.

Study
14' 3" max x 10' 3" max (4.34m x 3.12m)
Window to rear aspect, window to side aspect.

First Floor Landing
Window to side aspect (overstairs), access to loft space, airing cupboard housing hot water cylinder and immersion heater, coving to ceiling, doors to.

Bedroom One
12' 6" x 9' 11" (3.81m x 3.02m)
Window to side aspect, radiator, coving to ceiling.

Bedroom Two
11' 10" x 10' 0" (3.61m x 3.05m)
Window to front aspect, radiator.

Bedroom Three
11' 9" x 8' 10" (3.58m x 2.69m)
Window to side aspect, radiator.

Bedroom Four
9' 5" x 8' 10" (2.87m x 2.69m)
Window to rear aspect, radiator.

Shower Room
White suite comprising quadrant shower enclosure, low flush W.C., wash basin set in vanity unit, tiled walls, white towel radiator, electric extractor vent, obscure glazed window to side aspect.

Outside
Rear Garden - Patio, steps to lawn with borders of various shrubs and plants, outside tap, wooden fence, gated access to front, light, garden wraps around the rear and side of property with majority of the garden to the side enjoying a south westerly aspect.

Front - Lawn, plants, shrubs, light, crazy paving, parking for three cars to.

Garage – Larger than average, approximately 19ft x 10ft, electric operated door, power and light connected, door to main house.

N.B.
The property benefits from solar panels which are owned. We understand the panels aid in heating the hot water and currently benefits from a Feed in Tariff but it is not known if the Feed in Tariff is transferable.

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 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

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.

