

Hinwick Road Wollaston

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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 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.



Hinwick Road Wollaston NN29 7QY
Freehold Price £400,000

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



An impressive and rarely available extended four bedroom semi detached house offering just under 2,000 sq.ft (185 sq.m) of accommodation situated towards the edge of the village of Wollaston adjacent to fields and countryside. The property has been vastly improved over the years and benefits from uPVC double glazed doors and windows, two sets of bi-fold doors to the rear, both gas radiator and underfloor heating, part electric underfloor heating, a refitted kitchen with built in appliances, a refitted utility room, refitted cloakroom, ensuite shower room and bathroom. The rear garden is approximately 125ft in length and the vendors are leaving a swimming pool, sauna, sheds, greenhouse and potting shed. The 27ft sitting/garden/dining room is a lovely sociable family entertaining space. The accommodation briefly comprises entrance hall, cloakroom, lounge, family room, kitchen/breakfast room, sitting/garden/dining room, master bedroom with ensuite dressing room and shower room, three further bedrooms, bathroom, loft rooms, gardens to front and rear and off road parking.

Enter via entrance door with obscure glazed insert to.

Entrance Hall

Two sky light windows, traditional radiator, tiled floor, stairs to first floor landing, doors to.

Family Room

13' 2" narrowing to 10' 8" x 8' 8" widening to 10' 10' (4.01m x 2.64m)

Window to front aspect, radiator, coving to ceiling, inset ceiling lights, through to kitchen/breakfast room, understairs area and door to.

Utility Room

Work surface with plumbing for washing machine and space for tumble dryer under, tiled walls, pocket door to.

Cloakroom

Refitted white low flush W.C, wash basin with vanity cupboard under, tiled walls, tiled floor, inset ceiling lights, electric under floor heating.

Lounge

16' 11" x 10' 10" into chimney breast recess (5.16m x 3.3m)

Window to front aspect, radiator, open fireplace with exposed brick inset and wooden surround, coving to ceiling, wooden floor, T.V point, double opening doors to.

Sitting/Garden/Dining Room

27' 5" x 10' 10" (8.36m x 3.3m)

Bi-fold doors to rear garden, window to side aspect, two roof lanterns, part under floor heating, inset ceiling lights, tiled floor, through to.

Kitchen/Breakfast Room

15' 10" max x 14' 6" (4.83m x 4.42m)

Refitted to comprise one and a half bowl single drainer sink unit with cupboards under, mixer tap, built in induction hob, double gas oven, plumbing for dishwasher, space for fridge/freezer, under floor heating, island with space for seating and lights, gas fired boiler serving central heating and domestic hot water, inset ceiling lights, bi-fold doors to rear garden, further window to rear aspect.



First Floor Landing

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

Bedroom One

11' 9" plus door recess x 11' 0" (3.58m x 3.35m)

French doors to Juliet balcony, vertical radiator, door to walk in dressing room.

Ensuite Shower Room

Walk in shower with aqua boards, low flush W.C, wash basin with vanity drawers under, inset ceiling lights, electric extractor vent, electric under floor heating.

Bedroom Two

13' 3" x 11' 1" (4.04m x 3.38m)

Window to front aspect, radiator.

Bedroom Three

10' 10" x 8' 2" plus door recess (3.3m x 2.49m)

Window to front aspect, radiator, door to staircase to loft rooms.

Bedroom Four

13' 1" x 7' 9" narrowing to 7' 3" (3.99m x 2.36m)

Window to rear aspect, mirror radiator, coving to ceiling.

Bathroom

Refitted white suite comprising shower/bath with fitted shower over, low flush W.C, wash basin with vanity drawers under, black towel radiator, tiled walls, tiled floor, electric extractor vent.

Loft

Room 1

13' 3" max x 6' 8" max
Skylight window

Room 2

10' 10" max x 6' 8" max
Skylight window, sloping ceiling



Outside

Rear Garden - Approximately 125ft, porcelain patio with steps to composite decking, pergola, lawn, borders of various shrubs and plants, tree, vegetable garden, 17ft x 7ft swimming pool, paving and block paving, wooden shed with power and light connected, metal shed, potting shed, greenhouse, pod sauna with benches, power points, wooden fence, outside tap, various lights, gated access to front via lean to.

Front - Brick wall, cypress trees, plants, various lights, tap, power points, electric vehicle charger, block paved driveway providing space for four/five cars.

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 B (£1,749 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.

