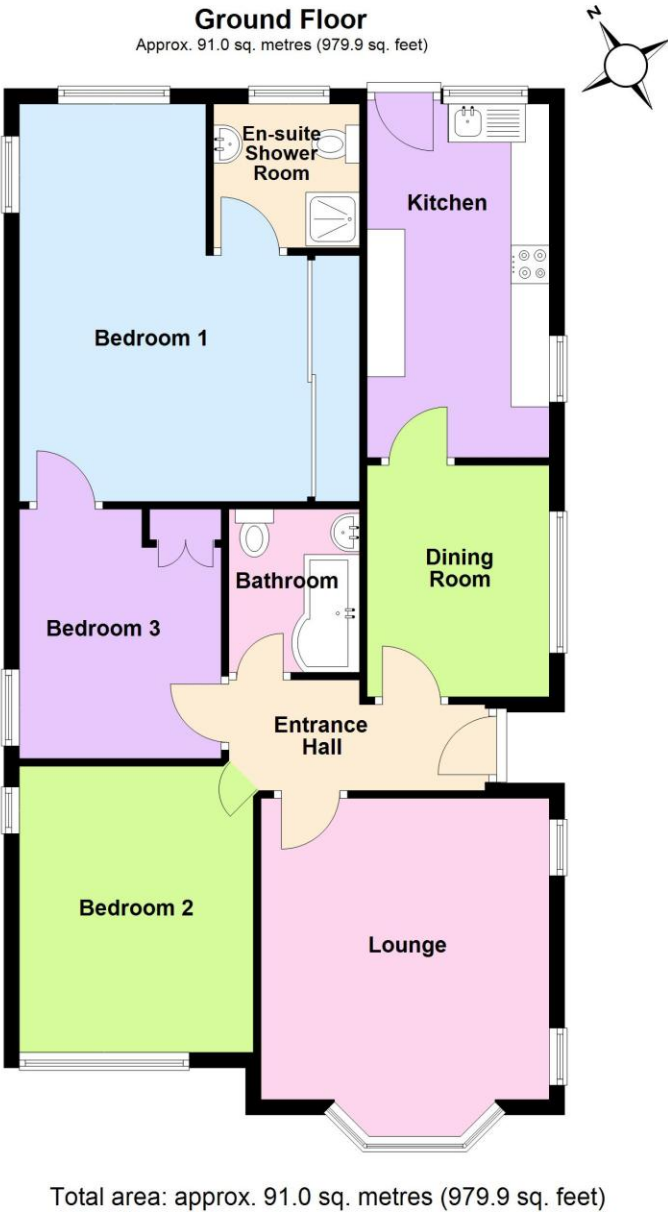


The Pyghtle Wellingborough

richard james

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The Pyghtle Wellingborough NN8 4RS Freehold Price £350,000

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28 High Street Irthlingborough
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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 in the popular residential area of The Pyghtle is this rarely available two/three bedroom detached bungalow which has been extended and now benefits from a 17ft refitted kitchen with a range of built in appliances, a 17ft master bedroom with built in wardrobes and an ensuite shower room. The property further offers replacement uPVC double glazed doors and windows, a refitted bathroom, a separate dining room and off road parking for three vehicles leading to a 20ft x 10ft garage. Viewing is highly recommended to apricate the size of the accommodation and condition. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, master bedroom with ensuite shower room, bedroom two, bedroom three/study, bathroom, gardens to front and rear and a garage.

Enter via replacement entrance door

Entrance Hall

Radiator, access to loft space with light and loft ladder, laminate flooring.

Lounge

14' 5" into bay x 12' 4" max (4.39m x 3.76m)

Bay window to front aspect, two radiators, T.V point, window to side aspect.

Dining Area

9' 11" x 8' 5" (3.02m x 2.57m)

Window to side aspect, radiator, laminate flooring, through to.

Kitchen

17' 0" max x 8' 4" (5.18m x 2.54m) (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, built in electric oven with microwave oven and gas hob and extractor fan over, integrated dishwasher, fridge/freezer and washing machine, uPVC door and window to rear garden, radiator, window to side aspect, laminate fooring.

Bedroom One

17' 0" max x 12' 6" max (5.18m x 3.81m)

Window to rear and side aspect, radiator, built in mirror fronted wardrobes with clothes hanging rail, door to.

Ensuite Shower Room

Comprising shower cubicle, wash hand basin, low flush W.C, obscure glazed window to rear aspect, towel rail, vinyl flooring.

Bedroom Three/ Study

10' 8" x 8' 11" (3.25m x 2.72m)

Window to side aspect, radiator, built in wardrobes with shelving, usually used as a study.

Bedroom Two

12' 2" max x 11' 5" max (3.71m x 3.48m)

Window to front and side aspect, radiator.

Bathroom

Refitted to comprise P shaped bath with shower over, wash hand basin set in vanity unit, low flush W.C, extractor fan, vinyl flooring, towel rail.

Outside

Front - Retaining wall, driveway providing off road parking for three vehicles leading to.

Garage - 20ft x 10ft, up and over door, power and light, eaves space, door and window to garden.

Rear - Patio area, various shrubs, plants, bush, stone area, wooden shed, water tap, pedestrian gated access.

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 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.

