



Sir Henry Fowler Way Wellingborough NN8 1TL  
Freehold Price £315,000

**Wellingborough Office** ☐  
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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.



Built by Bovis Homes to their Epsom design is this three bedroom detached which benefits from an ensuite shower room to the master bedroom, built in kitchen appliances with stone worksurfaces, uPVC double glazed windows and gas radiator central heating. The property further offers a cloakroom, wood effect tiled floors, off road parking for two vehicles leading to a single garage and a south facing rear garden. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen, master bedroom with ensuite shower room, two further bedrooms, bathroom, gardens to front and rear and a single garage.

Enter via entrance door.

**Entrance Hall**

Stairs to first floor landing with understairs storage cupboard, tiled floor, radiator, doors to.

**Cloakroom**

Comprising low flush W.C, wash hand basin, obscure glazed window to front aspect, radiator, tiled floor, extractor fan.

**Lounge**

17' 11" into bay x 11' 2" max (5.46m x 3.4m)

Bay window to front aspect, double radiator, tiled floor, radiator, T.V point, through to.

**Dining Room**

9' 9" x 7' 10" (2.97m x 2.39m)

uPVC patio door to rear garden, tiled floor, double radiator, door to.

**Kitchen**

9' 9" x 9' 5" max (2.97m x 2.87m) (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 and gas hob with extractor fan over, freestanding washing machine, dishwasher and fridge/freezer, window to rear aspect, door to side aspect, cupboard housing gas fired boiler serving central heating and domestic hot water, extractor fan, radiator, downlights to ceiling, door to entrance hall.

**First Floor Landing**

Access to loft space, built in cupboard, door to.

**Bedroom One**

14' 8" max narrowing to 10' 8" x 10' 7" max (4.47m x 3.23m)

Two windows to front aspect, radiator, door to.

**Ensuite Shower Room**

Comprising double tiled shower enclosure, low flash W.C, wash hand basin, tiled floor, towel radiator, obscure glazed window to front aspect, extractor fan, downlights to ceiling.

**Bedroom Two**

11' 3" x 8' 11" (3.43m x 2.72m)

Window to rear aspect, radiator.

**Bedroom Three**

9' 6" max x 6' 8" max (2.9m x 2.03m)

Window to rear aspect, radiator.

**Bathroom**

Comprising panelled bath with shower over, wash basin, low flush W.C, extractor fan, downlights to ceiling, tiled floor, towel rail.

**Outside**

Front - Hedge, driveway providing off road parking for two vehicles leading to.

Single garage - Up and over door, power and eaves space.

Rear - Patio area running width of property, laid to lawn, tree, various shrubs, water tap, panelled fencing.

**N.B**

We understand from the vendor an amenity charge of £300 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 D (£2,248 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.**

