

Stanwell Way Wellingborough

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Stanwell Way Wellingborough NN8 3DD

Freehold Price £375,000

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74 High Street Rushden
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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.

A rare opportunity to purchase this individually constructed four bedroom detached property which was built by the current owners in 1964 and has been further extended and modified over the years to include a two storey extension to the side, a kitchen extension and loft conversion. The property benefits from uPVC double glazing (except one), gas radiator central heating and further offers a 19ft kitchen/breakfast room, a downstairs W.C., four double bedrooms with ensuite to the second bedroom, a study area, a beautifully manicured west facing rear garden measuring approx. 86ft max in length x 56ft max in width, off road parking for three vehicles and two separate garages. A viewing is highly recommended to appreciate the size of the bedrooms and the rear garden. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen/breakfast room, rear lobby, W.C., four bedrooms with ensuite bathroom to the second, inner landing/study, shower room, family bathroom, gardens to front and rear and two garages.

Enter via composite door with obscure glazed inserts and obscure glazed side panel to.

Porch

Tiled floor, window to side aspect, obscure glazed wooden door and side panel to.

Entrance Hall

Stairs to first floor landing, radiator, oak wood flooring, part wood panelled wall, door to garage, obscure glazed door to kitchen, obscure glazed door to.

Lounge/Dining Room

23' 1" max x 14' 11" max narrowing to 12' 3" (7.04m x 4.55m)

Dining Area

12' 4" x 11' 0" (3.76m x 3.35m)

Bow window to front aspect, window to side aspect, cast iron coal effect gas fire with tiled fascia, marble hearth and wooden surround, radiator, oak wood flooring, coving to ceiling.

Lounge Area

14' 11" x 10' 0" (4.55m x 3.05m)

uPVC French doors with windows either side to rear garden, window to side aspect, contemporary radiator, further radiator, T.V. point, telephone point, oak wood flooring, coving to ceiling, obscure glazed door to.

Kitchen/Breakfast Room

19' 5" max narrowing to 9' 11" x 12' 7" max (5.92m x 3.84m) (This measurement includes area occupied by the kitchen units)

Comprising ceramic one and a half bowl single drainer sink unit with cupboards under, range of base and eye level units providing work surfaces, built in double electric oven and hob with extractor hood over, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, tiled splash back, tiled floor, wall mounted gas fired boiler serving domestic hot water and central heating, two radiators, coving to ceiling, part obscure glazed uPVC door to.

Rear Lobby

Tiled floor, part glazed uPVC door to rear garden, door to.

W.C.

White suite comprising low flush W.C., wall mounted hand wash basin, electric wall heater, obscure glazed window to rear aspect.

First Floor Landing

Window to front aspect, coving to ceiling, doors to.

Bedroom One

14' 11" x 10' 0" (4.55m x 3.05m)

Window to rear aspect, radiator, built in wardrobe, laminate floor, coving to ceiling.

Bedroom Four

12' 4" x 10' 5" (3.76m x 3.18m)

Window to front aspect, radiator, built in wardrobe, laminate floor, coving to ceiling.

Shower Room

White suite comprising tiled shower cubicle with electric shower, low flush W.C., hand wash basin with vanity cupboard under, tiled splash back, Amtico LVT flooring, towel radiator, obscure glazed window to rear aspect.

Bathroom

White suite comprising panelled bath with mixer shower attachment, pedestal hand wash basin, fitted units with work surface, airing cupboard, tiled splash back, Amtico LVT flooring, towel radiator, obscure glazed window to rear aspect.

Inner Landing/Study

12' 7" max x 5' 10" up to stairs (3.84m x 1.78m)

Window to front aspect, stairs to bedroom two, understairs storage space, radiator, coving to ceiling, door to.

Bedroom Three

18' 1" x 11' 4" tapering to 8' 6" (5.51m x 3.45m)

Window to front aspect, fitted wardrobe, vanity sink with work surface and cupboards under, two radiators, picture rail, coving to ceiling.

Bedroom Two

18' 7" max x 13' 1" max narrowing to 10' 0" (5.66m x 3.99m)

Three skylight windows to side aspect, access to eaves space, exposed floor boards, double radiator, door to.

Ensuite Bathroom

Coloured suite comprising panelled corner bath with electric shower over, low flush W.C., pedestal hand wash basin, tiled splash back, double radiator, exposed floor boards, extractor vent, obscure glazed window to rear aspect.

Outside

Rear - Well manicured westerly facing garden measuring approx. 86ft in length from rear of lounge x 56 ft in width, patio and crazy paving, mainly laid to lawn, multiple flower beds stocked with various plants and shrubs, small vegetable garden, gravelled boarder, block work, green house, wooden shed, door to garage, enclosed by mix of wire fencing, hedge and block work, gated pedestrian access to front and rear.

Front - Gravelled garden with shrubs, block paved drive providing off road parking for three vehicles leading to two garages.

Garage one - Double wooden doors, power and light, door to entrance hall.

Garage two - Double wooden doors, power and light, window to rear aspect, part obscure glazed uPVC door to rear garden.

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 E (£2,748 per annum. Charges for 2025/26).

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.

