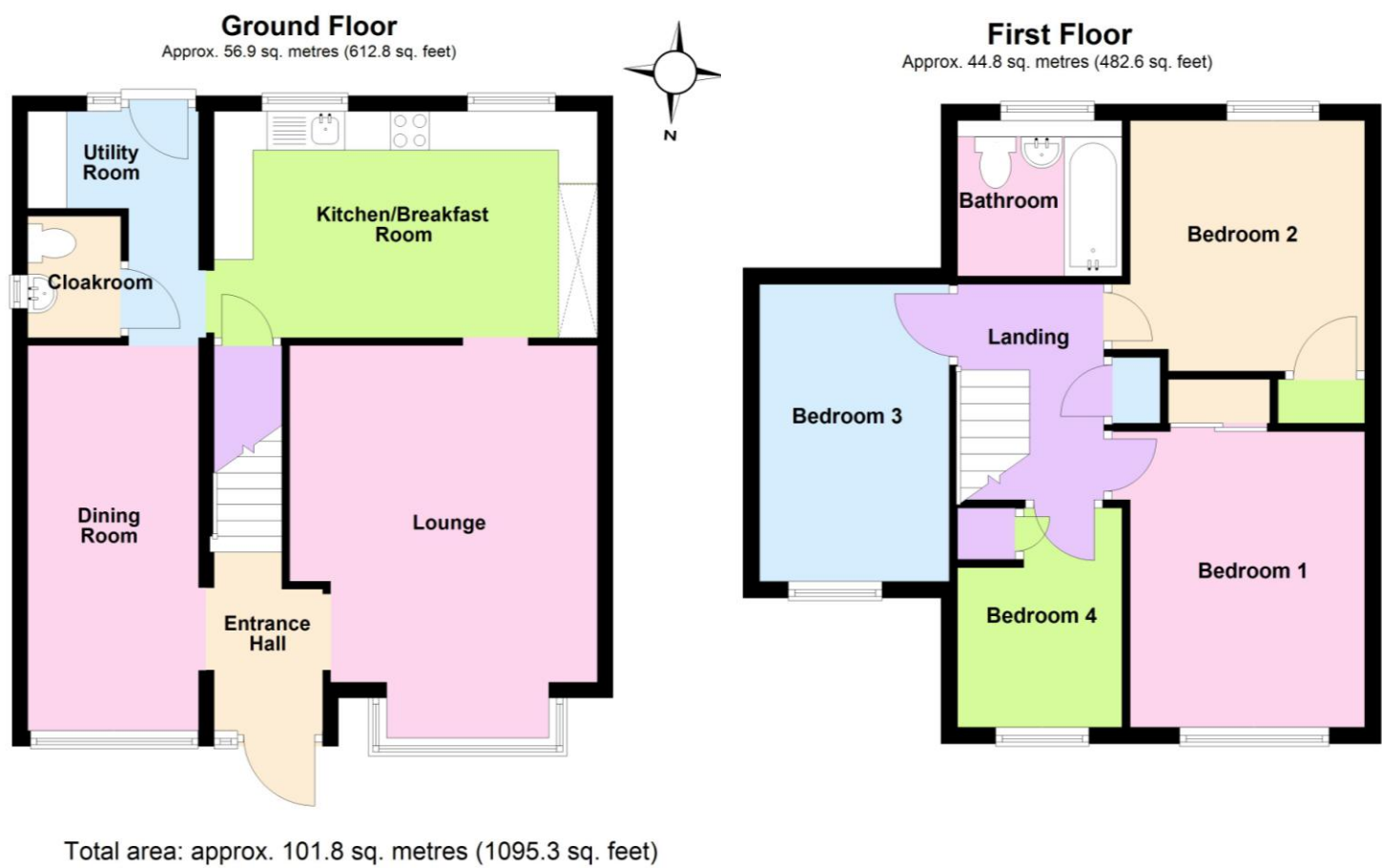


# Spey Close Wellingborough

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Spey Close Wellingborough NN8 5ZE  
Freehold Price £380,000

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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 four bedroom detached house situated in a cul de sac off Medway Drive that offers off road parking for at least four cars. The garage has been converted to provide an additional reception room and the property benefits from uPVC double glazed doors and windows, gas radiator central heating, a refitted 16ft kitchen/breakfast room with range of built in appliances, a refitted cloakroom and bathroom. The solar panels, security system and cameras could remain at the property, subject to price. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, utility room, four bedrooms, bathroom, gardens to front and rear and off road parking.

Enter via entrance door with obscure glazed strip pane with obscure glazed pane to side.

**Entrance Hall**  
Tiled floor, stairs to first floor landing, open plan to.

**Lounge**  
16' 2" into bay x 13' 0" max (4.93m x 3.96m)  
Box bay window to front aspect, radiator, grey wood grain effect floor, coving to ceiling, open plan to.

**Dining Room**  
16' 3" x 7' 0" (4.95m x 2.13m)  
Window to front aspect, grey vertical radiator, grey wood grain effect floor, inset ceiling lights.

**Kitchen/Breakfast Room**  
16' 1" x 9' 8" (4.9m x 2.95m) (This measurement includes area occupied by the kitchen units)  
Refitted units with Quartz worksurfaces, comprising single bowl sink unit with cupboards under, range of base and eye level units providing work surfaces, built in electric induction hob with extractor hood over, electric oven, integrated dishwasher, wine chiller, space for American style fridge/freezer, breakfast bar, splash surrounds, under cupboard lights, tiled floor, inset ceiling lights, two windows to rear aspect, grey vertical radiator, understairs storage cupboard, open to.

**Utility Room**  
Worksurface with plumbing for washing machine and space for tumble dryer, wall cupboard, gas fired boiler serving central heating and domestic hot water, tiled floor, radiator, access to loft space, part glazed door and window to rear garden, door to.

**Cloakroom**  
Refitted white low flush W.C., wash basin with vanity cupboards under, tiled splash backs, tiled floor, chrome effect towel radiator, electric extractor vent, obscure glazed window to side aspect.

**First Floor Landing**  
Built in storage cupboard/linen cupboard, access to loft space with part boarding, doors to.

**Bedroom One**  
11' 9" x 9' 4" (3.58m x 2.84m)  
Window to front aspect, radiator, built in mirror fronted wardrobe.

**Bedroom Two**  
9' 11" x 9' 4" min (3.02m x 2.84m)  
Window to rear aspect, radiator, built in wardrobe/cupboard.

**Bedroom Three**  
11' 9" x 7' 9" (3.58m x 2.36m)  
Window to front aspect, radiator.

**Bedroom Four**  
8' 8" narrowing to 6' 5" x 6' 7" (2.64m x 2.01m)  
Window to front aspect, radiator, overstairs storage cupboard.

**Bathroom**  
Refitted white suite comprising panelled bath with mixer shower attachment, wash basin with vanity cupboards under, low flush W.C. with concealed cistern, chrome effect towel radiator, electric extractor vent, tiled effect floor, obscure glazed window to rear aspect.

**Outside**  
Rear - Wooden decking, lawn, apple and plum trees, power points, light, tap to side, awning, workshop with power and light, bench and shelving, wooden shed, further lean to store with power and light running alongside of property, wooden fence, gated access to front.

Front - Lawn, palm tree, courtesy lights, block paved driveway providing parking for at least four cars.

**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 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.**

