

Soane Close Wellingborough

richard james

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Soane Close Wellingborough NN8 4SU

Freehold Price £380,000

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Irthlingborough Office

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Rushden Office

74 High Street Rushden

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Situated in a cul de sac towards the Northern outskirts of town but still local to many amenities is this four bedroom detached house with ensuite shower room. The property benefits from uPVC double glazed doors and windows, gas radiator central heating, built in kitchen appliances and offers a 50ft driveway providing parking for three cars leading to a garage. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, utility room, master bedroom with ensuite shower room, three further bedrooms, bathroom, gardens to front and rear and a garage.

Enter via part obscure glazed entrance door with obscure glazed windows to either side.

Entrance Hall

Radiator, grey wood grain effect floor, built in cloaks cupboard, stairs to first floor landing, doors to.

Cloakroom

White low flush W.C., wall mounted wash basin, tiled splash backs, radiator, grey wood grain effect floor, obscure glazed window to front aspect.

Lounge

16' 6" x 11' 5" (5.03m x 3.48m)
Window to front aspect, two radiators, T.V. point, coving to ceiling, grey wood grain effect floor, through to.

Dining Room

10' 8" x 10' 3" (3.25m x 3.12m)
Patio doors to rear garden, radiator, coving to ceiling, grey wood grain effect floor, door to.

Kitchen/Breakfast Room

13' 10" x 10' 8" min widening to 13' 3" (4.22m x 3.25m) (This measurement includes area occupied by the kitchen units)
Comprising one and a half bowl single drainer stainless steel sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, tiled splash areas, built in electric oven, gas hob with extractor hood over, plumbing for dishwasher, under cupboard lights, radiator, grey wood grain effect floor, understairs storage cupboard, two windows to rear aspect, door to.

Utility Room

Comprising single drainer stainless steel sink unit with cupboards under, wall cupboard, plumbing for washing machine, space for tumble dryer, tiled splash areas, electric extractor vent, gas fired boiler serving central heating and domestic hot water, grey wood grain effect floor, part obscure glazed door to side.

First Floor Landing

Radiator, access to loft space, built in linen/storage cupboard, doors to.

Bedroom One

12' 4" min x 11' 0" upto wardrobes (3.76m x 3.35m)
Window to front aspect, radiator, fitted wardrobes, T.V. point, door to.

Ensuite Shower Room

Comprising white tiled shower enclosure, pedestal hand wash basin, low flush W.C., tiled splash areas, radiator, electric shaver point, obscure glazed window to side aspect.

Bedroom Two

12' 1" x 8' 8" upto wardrobes (3.68m x 2.64m)
Window to front aspect, radiator, fitted wardrobes.

Bedroom Three

11' 1" x 8' 10" max (3.38m x 2.69m)
Window to rear aspect, radiator.

Bedroom Four

11' 4" max x 8' 5" max (3.45m x 2.57m)
Window to rear aspect, radiator.

Bathroom

White suite comprising panelled bath with shower fitted over, pedestal hand wash basin, low flush W.C., tiled splash areas, radiator, electric extractor vent, obscure glazed window to rear aspect.

Outside

Rear garden - Patio, lawn, shrubs and plants, tap, wooden fence, gated access to front via driveway.

Front - Gravel, block paving, open canopy porch, driveway of 50ft in length to.

Garage - Metal up and over door, power and light connected, eaves space.

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 C (£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

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.

