



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

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.



London Road Wellingborough NN8 2BT  
Freehold Price £300,000

**Wellingborough Office** ☐  
27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irthlingborough Office** ☐  
28 High Street Irthlingborough  
Northants NN9 5TN  
01933 651010

**Rushden Office** ☐  
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480





Offered with no onward chain is this well presented and charming Grade II listed Georgian three storey four bedroom detached property built circa 1797 which is situated within the heart of Wellingborough local to all main amenities, schools and walking distance of the railway station. The property benefits from gas radiator central heating, a refitted bathroom suite comprising a roll top bath with claw feet and also offers some character features such as exposed beams, floorboards and bay windows with window seats and shutters. There is a further 18ft open plan lounge/dining room, a cloakroom/utility, a 17ft master bedroom with fitted wardrobes and drawers and a 17ft garden terrace. Viewing is highly recommended. The accommodation briefly comprises lounge/dining room, kitchen, cloakroom/utility room, four bedrooms, bathroom, garden to front and garden terrace.

Enter via wooden door to.

**Lounge/Dining Room**

18' 9" max x 16' 8" max (5.72m x 5.08m)

Two bay windows to front aspect with window seats and wooden shutters, stairs to first floor landing, understairs storage cupboard, fitted bespoke bookcase and radiator cover, stone tiled floor, exposed beams, radiator with radiator cover, further radiator, T.V. point, window to rear aspect, wooden door with glazed inserts to.

**Kitchen**

9' 4" x 7' 1" (2.84m x 2.16m) (This measurement includes area occupied by the kitchen units)

Comprising stainless steel single drainer sink unit with cupboards under, base and eye level units providing work surfaces with matching upstands, space for electric cooker with extractor fan over, stone tiled floor, radiator, window to side aspect, stable door to courtyard, bi-fold door to.

**Cloakroom/Utility**

Comprising combined low flush W.C. and wash basin, plumbing for washing machine, space for American style fridge/freezer, wall mounted gas fired combination boiler serving domestic hot water and central heating, stone tiled floor, obscure glazed window to side aspect.

**First Floor Landing**

Window to rear aspect, radiator, stairs to second floor landing, storage cupboard, doors to.

**Bedroom Three**

11' 2" x 8' 7" max (3.4m x 2.62m)

Window to front aspect, fitted cupboard, exposed floor boards, radiator.

**Bedroom Four**

11' 0" max x 7' 1" max (3.35m x 2.16m)

Window to front aspect, radiator.

**Second Floor Landing**

Access to loft space, doors to.

**Bedroom One**

17' 1" x 8' 5" max (5.21m x 2.57m)

Window to front aspect, fitted wardrobes and drawers, double radiator.

**Bedroom Two**

10' 10" max x 9' 11" narrowing to 7' 7" (3.3m x 3.02m)

Window to rear aspect, overstairs storage cupboard, exposed floor boards, radiator.

**Bathroom**

White suite comprising roll top bath with claw feet and Victorian style mixer shower attachment, tiled splash back, low flush W.C., hand wash basin, towel radiator, part obscure glazed window to front aspect, obscure glazed window to side aspect, exposed floor boards.

**Outside**

Rear - Courtyard garden with mix of block paving and red brick patio, outside water tap, enclosed by rendered and brick walls, gated pedestrian access to side, metal steps leading up to decked garden terrace with raised shrub planters.

Front - Gravel foregarden enclosed by iron railings and pedestrian gates.

**Energy Performance Rating**

This property has an energy rating of E. The full Energy Performance Certificate is available upon request.

**Council Tax**

We understand the council tax is band C (£1,999 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.**

