



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.



Northampton Road Wellingborough NN8 3PW
Freehold Price £405,000

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.

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Available with no chain and offering approximately 1,821 sq ft of accommodation is this extended three double bedroom semi detached house that offers a 22ft lounge/dining room, a separate sitting room, a breakfast area, a downstairs W.C; and utility room converted from former garage, ensuite shower room to the master bedroom a rear garden of 87ft x 36ft. The property benefits from uPVC double glazing, gas radiator central heating, built in kitchen appliances and a superbly refitted five piece bathroom suite. The accommodation briefly comprises porch, entrance hall, sitting room, lounge/dining room, kitchen/breakfast room, downstairs W.C; utility room, landing with seating area, master bedroom with ensuite shower room, two further double bedrooms, bathroom, gardens to front and rear and two stores.

Enter via part glazed entrance door to

Porch

Two windows to front aspect, wooden floor, exposed brick walls, part glazed door to.

Entrance Hall

Radiator, wooden floor, coving to ceiling, stairs to first floor landing with storage cupboard under, doors to.

Sitting Room

14' 3" x 12' 11" (4.34m x 3.94m)

Bay window to front aspect, obscure window to side aspect, radiator, chimney with stone fire surround, brick fascia and solid fuel stove burner, gas point, wall light points, coving to ceiling.

Lounge/Dining Room

Lounge Area

12' 11" x 11' 5" (3.94m x 3.48m)

Radiator, wall light points, coving to ceiling, window to porch, through to.

Dining Area

12' 7" x 10' 6" (3.84m x 3.2m)

Patio doors to rear garden, window to side aspect, radiator, coving to ceiling.

Kitchen

12' 10" x 9' 7" (3.91m x 2.92m) (This measurement includes the area occuppied by the kitchen units.)

Comprising one and a half bowl white single drainer 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 fan over, plumbing for dishwasher, space for fridge/freezer, radiator, inset ceiling lights, wood effect laminate floor, window to rear aspect, through to.

Breakfast Area

12' 2" x 7' 0" (3.71m x 2.13m)

French doors to rear garden, sky light window, vertical radiator, cupboard housing gas fired boiler serving central heating and domestic hot water, inset ceiling lights, wood effect laminate floor, glazed door to.

Lobby

Wash basin with vanity cupboard under, tiled splash areas, wood effect laminate floor, part glazed door to.

WC

Low flush W.C; tiled splash areas, tiled floor, wall light points.

Utility Room

12' 0" x 7' 9" (3.66m x 2.36m)

Work surface with space for appliances under, plumbing for washing machine, wood effect laminate floor.

First Floor Landing

Split level with formal seating area, could be used as a study, window to side aspect, access to loft space, coving to ceiling, walk in cupboard housing hot water cylinder with obscure window to side aspect., doors to.

Bedroom One

13' 6" x 12' 4" (4.11m x 3.76m)

Window to front aspect, radiator, fitted wardrobes and drawers, wooden floor, coving to ceiling, door to.

Ensuite Shower Room

Comprising double width shower, low flush W.C. with concealed cistern, wash basin set in work surface with vanity cupboards under and further glazed fronted storage to the side, tiled splash walls, tiled floor, electric extractor vent, window to rear aspect.

Bedroom Two

14' 9" x 13' 0" (4.5m x 3.96m)

Bay window to front aspect, radiator, wooden floor.

Bedroom Three

13' 0" x 11' 4" (3.96m x 3.45m)

Window to rear aspect, part glazed door with windows either side to balcony, radiator, coving to ceiling.

Bathroom

Superbly refitted white five piece bathroom suite comprising corner bath, walk in double shower, low flush W.C; bidet, wash basin, tiled splash areas, chrome effect towel radiator, electric shaver point, electric extractor vent, charcoal coloured wood grain floor, coving to ceiling, window to rear aspect.

Outside

Rear garden - 87ft x 36ft, gravel, patio, slate chippings, various shrubs, trees and plants, wooden fence, outside tap, store running along side of house with doors at either end providing access to front.

Front - Mainly laid to block paving providing parking for three cars, slate chippings, shrubs, plants, conifer hedging, courtesy light, store to front of former garage.

Energy Performance Rating

We await the results of the EPC assessment.

Council Tax

We understand the council tax is band D (£2,248 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.

