



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.

## Wellingborough Road Finedon NN9 5LG Freehold Price 'Offers in excess of' £500,000

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 surveyor's 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.

**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



**A spacious and very well presented mature bay fronted four bedroomed detached residence boasting approx.1874 square feet of space featuring many period features to include high ceilings, exposed floor boards, original tiled flooring and beautiful fireplaces! The property has been significantly improved over the years with benefits to include gas radiator central heating, uPVC double glazing, a uPVC conservatory addition to the rear and loft conversion. Planning permission has been granted for an extension to the rear to provide an open plan kitchen/family room and utility. The property offers separate ground floor reception rooms, a 49ft driveway providing off road parking for up to five cars and an enclosed rear garden enjoying a private aspect. The accommodation briefly comprises entrance hall, cloakroom, sitting room, family room, kitchen/dining room, conservatory, first floor landing, three bedrooms, bathroom, sitting room, family room, kitchen/dining room, conservatory, first floor landing, three bedrooms, bathroom, inner landing, second floor - bedroom four, front and rear gardens, cellar, double garage and a driveway.**

Enter via stained glass leaded light wooden part glazed front door to:

**Entrance Hall**

Stairs rising to first floor landing, original tiled flooring, feature arch, ceiling cornice, radiator, door to:

**Cloakroom**

Two piece suite comprising wall mounted wash basin and low flush W.C.

**Sitting Room**

17' 2" max. into bay x 13' 9" (5.23m x 4.19m)

Bay window to front aspect, period fireplace with tiled hearth, window to rear aspect, ceiling cornice, built-in cupboard and drawers to chimney breast recess, two radiators, telephone point.

**Family Room**

13' 6" x 12' 1" (4.11m x 3.68m)

Window to front aspect, period fireplace, picture rail, ceiling cornice.

**Kitchen/Dining Room**

21' 1" x 14' 1" narrowing to 11' 1" (6.43m x 4.29m)(This measurement includes area occupied by kitchen units)

Fitted to comprise Belfast sink with cupboard under, a range of eye and base level units providing work surfaces, range cooker, plate rack, fridge/freezer space, further single drainer sink unit, pantry, plumbing for washing machine, concealed wall mounted gas boiler serving domestic hot water and central heating systems, space for dishwasher, wine rack, basket storage, quarry tiled flooring, window to both side aspects, radiator, door to side porch, door to:

**Conservatory**

12' 8" x 12' 8" (3.86m x 3.86m)

Of brick and uPVC construction, perspex roof, tiled flooring.

**First Floor Landing**

Feature arch and ceiling cornice, door to inner landing with stairs rising to bedroom four, doors to:

**Bedroom One**

14' 4" x 14' 0" (4.37m x 4.27m)

Two windows to front aspect, further window to side and rear aspect, exposed wooden floorboards, radiator, period fireplace, door to:

**Ensuite Shower Room**

Fitted to comprise window to front aspect, pedestal wash hand basin, shower cubicle, radiator.

**Bedroom Two**

13' 6" x 12' 11" max. (4.11m x 3.94m)

Two windows to front aspect, window to side aspect, radiator.

**Bedroom Three**

13' 1" x 11' 1" (3.99m x 3.38m)

Window to side aspect, radiator.

**Bathroom**

Fitted to comprise high flush W.C., pedestal wash hand basin, roll top bath with chrome mixer taps, exposed floorboards, tiled splash backs, radiator, window to side aspect.

**Bedroom Four**

11' 1" x 10' 0" (3.38m x 3.05m)

Skylight to front and rear aspects, door to attic storage with light.

**Outside**

Front - Block paved with gravel border stocked with bushes enclosed by privet hedge, double wooden gates lead to 49ft block paved driveway providing off road parking for four/five cars, leading to

Double detached garage - Measuring 20' 8" x 15' 4" Remote controlled up and over doors, power and light connected.

Rear - Steps down to paved patio, main lawn, border stocked with mature trees and bushes, gated side pedestrian access to both sides, garden is enclosed by wooden panelled fencing and brick walling, courtesy door to garage, steps down to cellar, wood store and shed. Garden enjoys a private south easterly aspect.

**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 (£2,741 per annum. Charges for 2024/2025).

**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 submitted in the best light, the majority of 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.**

