



Total area: approx. 96.5 sq. metres (1039.0 sq. feet)



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.



Well Spring Close Finedon NN9 5ED
Freehold Price 'Offers in excess of' £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



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.

Situated in a cul de sac off Thrapston Road is this immaculate modern three bed roomed detached property featuring a generous sized rear garden enjoying a southerly aspect with remote controlled awning and a recently added brick/uPVC conservatory! Further benefits include uPVC double glazing, gas radiator central heating, integrated kitchen appliances and offers off road parking for two cars, EV wall charging and owned solar panels. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, conservatory, three bedrooms with en suite shower room to master, family shower room, front and rear gardens and a driveway.

Entry via composite part-glazed front door through to:

Entrance Hall

Stairs rising to first floor landing, under stairs storage area, storage cupboard, radiator, LVT vinyl flooring, doors to:

Cloakroom

Comprising low flush W.C, pedestal hand wash basin with tiled splash back, radiator, window to front aspect, LVT vinyl flooring, ceiling mounted extractor.

Lounge

15' 11" x 12' 4" (4.85m x 3.76m)
Two windows to front aspect, radiator, LVT vinyl flooring, telephone point, French door to rear aspect.

Kitchen/Dining Room

15' 0" x 9' 3" (4.57m x 2.82m)
Fitted to comprise composite single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, panelled splash back areas, integrated stainless steel double oven, four ring gas hob, extractor fan over, plumbing and space for washing machine, separate tumble dryer space, fridge/freezer space, spotlights to ceiling, concealed wall mounted gas boiler serving domestic hot water and central heating systems, window to front aspect, radiator, LVT vinyl flooring, French door through to:

Conservatory

13' 2" x 9' 0" (4.01m x 2.74m)
Off brick/uPVC construction, blue glass reflective roof with venting, LVT vinyl flooring, wall mounted electric heater, power and light connected, French door to rear garden.

First Floor Landing

Window to rear aspect, loft access, storage cupboard, doors to:

Bedroom One

11' 6" x 9' 3" (3.51m x 2.82m)
Window to rear aspect, radiator, fitted double wardrobe with sliding mirror doors, door through to:



Ensuite Shower Room

Three piece suite comprising oversized shower cubicle with tiled splash backs, pedestal hand wash basin, low flush W.C, radiator, vinyl flooring, window to front aspect, shaver point, spotlights and extractor to ceiling.

Bedroom Two

13' 3" x 7' 8" (4.04m x 2.34m)
Window to front aspect, radiator.

Bedroom Three

10' 6" x 7' 1" (3.2m x 2.16m)
Window to rear aspect, radiator.

Shower Room

Fitted to comprise pedestal hand wash basin, low flush W.C, refitted double shower cubicle with panelled wall, further tiled splash backs, radiator, window to front aspect, spotlights and extractor to ceiling, vinyl flooring.

Outside

Front - Stocked with bushes, driveway providing off road parking for two cars with EV wall charger.

Rear - Paved patio with gravelled border, generous main lawn with borders stocked with various bushes, wooden shed measuring 7'7" x 11'0", power and light connected, outside power points, remote control retractable electric awning, water tap, enclosed by wooden panelled fencing and brick walling. Garden enjoys a southerly aspect.

Material Information

The tenure of this property is freehold.

Energy Performance Rating

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

Council Tax

We understand the council tax is band C (£2,090 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.

