



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 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.

## Sulgrave Way Wellingborough NN8 1FG

### 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



**A four bedroom semi detached house situated in a cul de sac on Stanton Cross local to the school, country park and a short walk from the railway station. The property benefits from uPVC double glazed doors and windows, gas radiator central heating, an 18ft kitchen/dining room with a range of built in appliances and offers an ensuite shower room to the master bedroom. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, master bedroom with ensuite shower room, three further bedrooms, bathroom, gardens to front and rear and off road parking.**

Enter via part obscure glazed entrance door to.

#### **Entrance Hall**

Radiator, cloaks cupboard, grey wood grain effect floor, stairs to first floor landing with storage cupboard under, doors to.

#### **Cloakroom**

White suite comprising low flush W.C., pedestal hand wash basin, tiled splash area, radiator, grey wood grain effect floor, obscure glazed window to front aspect.

#### **Lounge**

16' 7" x 11' 5" (5.05m x 3.48m)

Window to rear aspect, patio doors to rear garden, radiator, media points.

#### **Kitchen/Dining Room**

18' 4" x 9' 4" (5.59m x 2.84m) (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, upstands, built in electric oven, gas hob with extractor hood over, stainless steel splash back, integrated fridge/freezer, plumbing for dishwasher, plumbing for washing machine, cupboard housing gas fired boiler serving central heating and domestic hot water, grey tiled effect floor, inset ceiling lights, window to front aspect.

#### **First Floor Landing**

Radiator, access to loft space, overstairs airing cupboard housing hot water cylinder, doors to.

#### **Bedroom One**

9' 11" x 9' 11" widening to 15' 0" (3.02m x 3.02m)

Window to rear aspect, radiator, built in wardrobe, door to.

#### **Ensuite Shower Room**

White suite comprising double width shower enclosure, low flush W.C., pedestal hand wash basin, tiled splash areas, radiator, inset ceiling lights, electric extractor vent, tiled effect floor.

#### **Bedroom Two**

9' 10" x 8' 8" (3m x 2.64m)

Window to front aspect, radiator.

#### **Bedroom Three**

11' 5" x 6' 5" (3.48m x 1.96m)

Window to rear aspect, radiator.

#### **Bedroom Four**

8' 8" x 6' 5" (2.64m x 1.96m)

Window to front aspect, radiator.

#### **Bathroom**

White suite comprising panelled bath, low flush W.C., pedestal hand wash basin, tiled splash area, radiator, inset ceiling lights, electric extractor vent, tiled effect floor.

#### **Outside**

Rear garden - Patio, lawn, outside tap, light, storage shed, wooden fence, gated side access.

Front - Shrubs, bark chippings, open canopy porch, light, E.V charger, tandem parking for two cars.

#### **N.B**

There is an estate amenity charge payable of £250.00 per year. These details should be checked by the purchasers legal representative before entering a commitment to purchase.

#### **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 (£2,106 per annum. Charges for 2026/2027).

#### **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.**

