



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.

## South Hill Lane Wellingborough NN8 1GH Freehold Price £295,000

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



**Built in 2025 and offered with no onward chain, this immaculate three-bedroom semi-detached property was built by Bellway Homes and is conveniently located close to Stanton Cross Primary School and Wellingborough Railway Station, offering direct access to London St Pancras in under an hour. The property benefits from uPVC double glazing throughout, a master bedroom with ensuite shower room, a modern fitted kitchen with a range of built-in appliances and the remainder of Bellway Homes warranty until August 2027, providing peace of mind for prospective buyers. Further accommodation includes a cloakroom, a 20ft lounge/dining room and a 11ft max third bedroom. Externally, the home offers off-road parking for two vehicles and a private south-facing rear garden that is not overlooked. Viewing is highly recommended to fully appreciate the excellent position and condition of this home. The accommodation briefly comprises entrance hall, cloakroom, kitchen, lounge/dining room, three bedrooms, ensuite shower room to master bedroom, bathroom, off road parking for two vehicles and south facing rear garden.**

Enter via entrance door.

**Entrance Hall**

Stairs to first floor landing, radiator, laminate flooring, door to.

**Cloakroom**

Comprising low flush. W.C., wash hand basin, obscure window to front aspect, radiator, laminate flooring,.

**Kitchen**

10' 4" x 8' 2" (3.15m x 2.49m) (This measurement includes the area occupied by the kitchen units.)

Comprising one and a half bowl single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, built in electric oven and hob with extractor fan over, integrated dishwasher, fridge freezer and washing machine, window to front aspect, cupboard housing gas fired boiler serving central heating and domestic hot water, radiator.

**Lounge/Dining Room**

20' 6" max narrowing to 17' 10" x 15' 3" max (6.25m x 4.65m)

uPVC double door to rear garden, T.V. point, window to side aspect, laminate flooring, understairs cupboard, two radiators.

**First Floor Landing**

Access to loft space, doors to.

**Bedroom One**

13' 6" max narrowing to 10' 5" x 11' 4" (4.11m x 3.45m)

Window to front aspect, radiator, laminate flooring, built in cupboard, door to.



**Ensuite Shower Room**

Comprising tiled double shower enclosure, low flush W.C., wash hand basin, obscure window to side aspect, radiator, extractor fan.

**Bedroom Two**

11' 3" x 7' 0" (3.43m x 2.13m)

Window to rear aspect, radiator, laminate flooring,.

**Bedroom Three**

11' 4" x 7' 11" (3.45m x 2.41m)

Window to rear aspect, radiator, laminate flooring.

**Bathroom**

Comprising panelled bath with shower attachment, low flush W.C., wash hand basin, radiator, laminate flooring, extractor fan.

**Outside**

Front - Mainly laid to lawn, driveway providing off road parking for two vehicles.

Rear - Southerly facing, patio, mainly laid to lawn, water tap, wooden shed, enclosed by wooden fencing, pedestrian gated access to front.

N.B. We understand an estate management charge is payable however this has not been assessed yet.



**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 B (£1,843 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.**

