



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.



## Wilkie Road Wellingborough NN8 4SZ Freehold Price £290,000

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.

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**Irthlingborough Office**   
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**Situated on the Northern edge of Wellingborough within walking distance of the Ock n Dough family pub and parade of shops is this three bedroom detached property which benefits from uPVC double glazing, gas radiator central heating and built in kitchen appliances. The property further offers a cloakroom, separate reception rooms, an ensuite shower room to the master bedroom and off road parking for three vehicles leading to a single garage. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen, master bedroom with ensuite shower room, two further bedrooms, bathroom, gardens to front and rear and a garage.**

Enter via entrance door with obscure glazed insert to.

#### Entrance Hall

Telephone point, double radiator, stairs to first floor landing, doors to.

#### Cloakroom

White suite comprising low flush W.C., vanity hand wash basin, tiled splash areas, radiator, obscure window to front aspect.

#### Lounge

16' 9" into bay narrowing to 14' 4" x 12' 4" (5.11m x 3.76m)

Box bay window to front aspect, two radiators, T.V. point, wooden fire surround with marble effect hearth and fascia and coal effect gas fire fitted, through to.

#### Dining Room

11' 2" x 7' 10" (3.4m x 2.39m)

French doors to rear garden, radiator, door to.

#### Kitchen

11' 2" x 7' 2" (3.4m x 2.18m) (This measurement includes the area occupied by the kitchen units)

Comprising single drainer stainless steel sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, tiled splash areas, built in stainless steel electric oven, gas hob and extractor fan over, plumbing for washing machine, space for fridge, cupboard housing gas fired combination boiler serving central heating and domestic hot water, radiator, breakfast bar, ceramic tiled floor, understairs storage cupboard, window to rear aspect, part glazed door to side.

#### First Floor Landing

Window to side aspect, access to loft space, built in storage cupboard, overstairs storage cupboard, doors to.

#### Bedroom One

12' 1" x 8' 3" widening to 9' 0" (3.68m x 2.51m)

Window to rear aspect, fitted wardrobes and top boxes, radiator, door to.



#### Ensuite Shower Room

Updated white suite comprising tiled shower enclosure, low flush W.C., wash basin with vanity cupboard under, tiled splash backs, electric shaver point, electric extractor vent, towel radiator, obscure window to side aspect.

#### Bedroom Two

9' 2" plus wardrobe recess x 9' 0" (2.79m x 2.74m)

Window to front aspect, radiator, built in wardrobe.

#### Bedroom Three

8' 6" x 6' 10" (2.59m x 2.08m)

Window to rear aspect, radiator.

#### Bathroom

White suite comprising panelled bath with mixer shower attachment, hand wash basin with vanity cupboards under, low flush W.C., tiled splash areas, electric shaver point, towel radiator, extractor vent, obscure window to front aspect.

#### Outside

Rear Garden - Patio, decking, lawn, outside tap, outside light, gravel border, wooden fence, gated access to front.

Front - Lawn, shrubs, courtesy light, driveway to.

Garage - Metal up and over door, power and light connected, fitted shelving unit, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, access door to rear garden.



#### Energy Performance Rating

This property has an energy rating of TBC. 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.**

