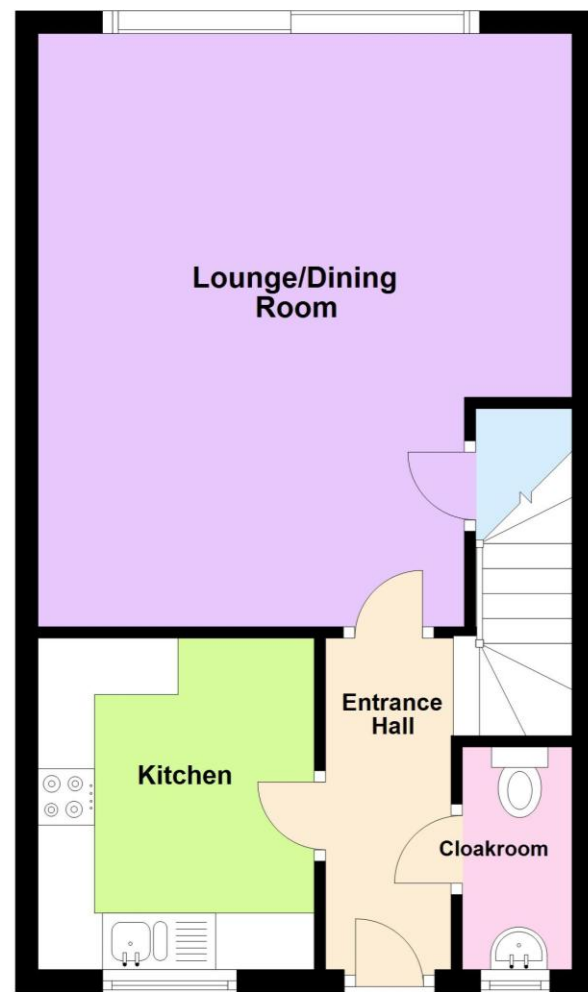
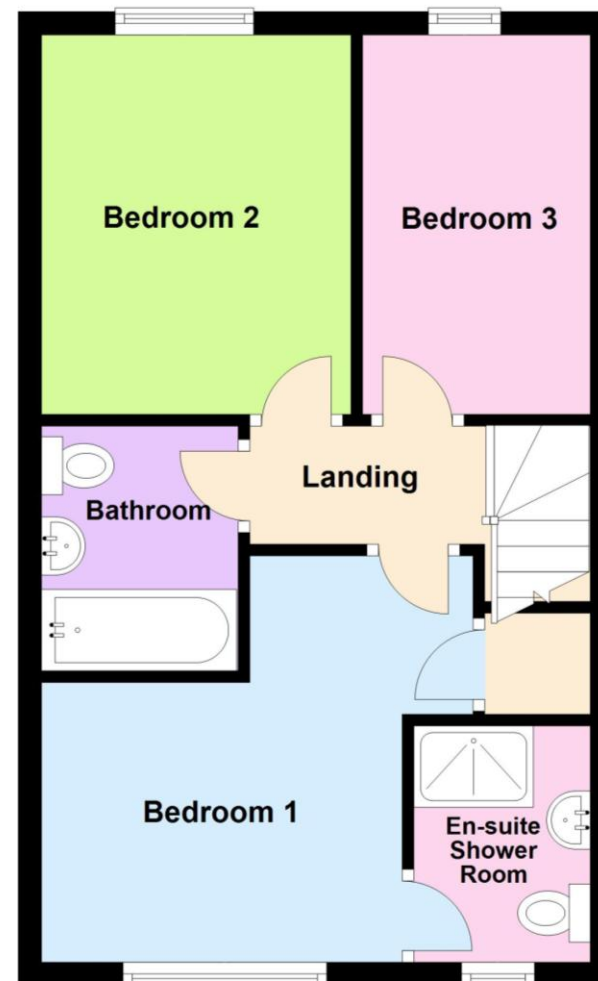




**Ground Floor**  
Approx. 39.1 sq. metres (421.0 sq. feet)



**First Floor**  
Approx. 38.8 sq. metres (417.5 sq. feet)



Total area: approx. 77.9 sq. metres (838.5 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.

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.

**Ise Valley Way Wellingborough NN8 1FQ**  
**Freehold Price £269,500**

**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



Situated in the sought-after residential area of Stanton Cross, this attractive three-bedroom semi-detached property offers modern and well-proportioned accommodation throughout. Benefits include uPVC double glazing, a fitted kitchen with integrated appliances, a cloakroom, and a master bedroom with en-suite shower room. Externally, the property enjoys a private side driveway providing off-road parking for several vehicles and a south-facing rear garden. The accommodation briefly comprises an entrance hall, cloakroom, kitchen, lounge/dining room, master bedroom with en-suite, two additional bedrooms, a family bathroom with gardens to both the front and rear..

Enter via entrance door.

#### Entrance Hall

Stairs to first floor landing, tiled floor, door to.

#### Cloakroom

Comprising low flush W.C., wash hand basin, obscure glazed window to front aspect, radiator, tiled floor, extractor fan.

#### Kitchen

9' 8" x 8' 0" (2.95m x 2.44m) (This measurement includes 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 gas hob with extractor fan over, integrated dishwasher, washing machine and fridge/freezer, tiled floor, window to front aspect, cupboard housing gas fired boiler serving central heating and domestic hot water, downlights to ceiling.

#### Lounge/Dining Room

17' 2" max x 15' 5" max (5.23m x 4.7m)

Sliding patio door to rear garden, T.V. point, understairs storage cupboard, two radiators.

#### First Floor Landing

Access to loft space, radiator, doors to.

#### Bedroom One

12' 8" max narrowing to 8' 10" x 10' 2" widening to 12' 2" (3.86m x 3.1m)

Window to front aspect, radiator, airing cupboard housing hot water cylinder, door to.

#### Ensuite Shower Room

Comprising tiled double shower enclosure, low flush W.C., wash basin, obscure glazed window to front aspect, radiator, tiled floor, extractor fan, downlights to ceiling.

#### Bedroom Two

10' 8" max x 8' 9" max (3.25m x 2.67m)

Window to rear aspect, radiator.

#### Bedroom Three

10' 8" x 6' 4" (3.25m x 1.93m)

Window to rear aspect, radiator.

#### Bathroom

Comprising panelled bath, low flush W.C., wash basin, extractor fan, radiator.

#### Outside

Front - Various shrubs, iron railings, driveway providing off road parking for several vehicles.

Rear - South facing. Patio, mainly laid to lawn, enclosed by panelled fencing, pedastrian gated access to front.

N.B

We understand from the vendor an amenity charge of £88.24 is payable from 1st Aug 2025 -31 July 2026. This should be confirmed by a legal representative before making 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 (£2,105.89 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.**

