

20 Stubbs Close Wellingborough

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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.



20 Stubbs Close Wellingborough NN8 4UQ
Freehold Price £375,000

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 surveyors 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
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Irthlingborough Office
28 High Street Irthlingborough
Northants NN9 5TN
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74 High Street Rushden
Northants NN10 0PQ
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Situated in a cul-de-sac local to The Redwell Medical Centre is this five bedroom detached property which benefits from uPVC double glazing and gas radiator central heating. The garage has been converted to provide the fifth bedroom with an ensuite bathroom and the property further offers a 23ft lounge/dining room, a 12ft brick and uPVC conservatory and an ensuite shower room to the master bedroom. The accommodation briefly comprises entrance hall, lounge/dining room, conservatory, kitchen, utility room, former cloakroom, bedroom five with ensuite bedroom, master bedroom with ensuite shower room, three further bedrooms, family bathroom, gardens to front and rear and off road parking.

Enter via part obscure glazed composite door to,

Entrance Hall

Stairs to first floor landing, wood flooring, door to bedroom five, door to.

Lounge/Dining Room

23' 0" plus bay x 13' 3" max narrowing to 8' 0" in dining area (7.01m x 4.04m)

Box bay window to front aspect, fitted electric fire, wooden flooring, T.V. point, telephone point, two radiators, under stairs storage cupboard, coving to ceiling, door to kitchen, patio doors to.

Conservatory

12' 11" x 10' 10" (3.94m x 3.3m)

Of brick and uPVC construction, power, wood flooring, double radiators, French doors to rear garden.

Kitchen/Breakfast Room

11' 11" x 9' 1" (3.63m x 2.77m) (This measurement includes the area occupied by the kitchen units.)

Comprising single stainless steel drainer sink unit with cupboards under, base and eye level units providing work surfaces, space for range cooker, plumbing for dishwasher, tiled splash back, tiled floor, window to rear aspect, through to.

Utility Room

Currently housing American style fridge/freezer, plumbing for water and waste, wall mounted gas fired combination boiler serving domestic hot water and central heating, part obscure glazed uPVC door to side, through to former cloakroom which is now used for washing machine and tumble dryer.

Bedroom Five

11' 11" x 8' 3" (3.63m x 2.51m)

Window to front aspect, wood flooring, door to.

Ensuite Bathroom

White suite comprising panelled bath with electric shower over, low flush W.C., hand wash basin, tiled splash back, tiled floor, towel radiator, extractor vent, obscure glazed window to side aspect.



First Floor Landing

Access to loft space, over stairs storage cupboard, wood flooring, doors to.

Bedroom One

10' 5" max x 9' 1" up to wardrobes (3.18m x 2.77m)

Window to front aspect, wall to wall fitted wardrobes, radiator, door to.

Ensuite Shower Room

White suite comprising quadrant tiled shower enclosure, low flush W.C., pedestal hand wash basin, tiled splash back, tiled floor, towel radiator, extractor vent, obscure glazed window to front aspect.

Bedroom Two

11' 6" x 10' 1" max (3.51m x 3.07m)

Window to rear aspect, laminate flooring, radiator.

Bedroom Three

14' 1" x 8' 8" (4.29m x 2.64m)

Window to front and side aspect, laminate flooring, radiator.

Bedroom Four

8' 8" max x 8' 7" max (2.64m x 2.62m)

Window to rear aspect, laminate flooring, radiator.

Bathroom

White suite comprising panelled bath with mounted shower attached, low flush W.C., pedestal hand wash basin, tiled splash back, tiled floor, towel radiator, extractor vent, obscure glazed window to rear aspect.

Outside

Rear - Mainly laid to lawn, patio, further patio covered by gazebo, decking, wooden shed, plant and shrub borders, water tap, awning, enclosed by fencing, gated pedestrian access to front.

Front - Laid to concrete, drive providing off road parking for two vehicles.



Energy Performance Rating

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

Council Tax

We understand the council tax is band D (£2,369 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

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.

