



Melton Road North Wellingborough NN8 1PP
Freehold Price £350,000

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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.

Situated within walking distance of the train station, providing direct access to London St Pancras within the hour is this rarely available and deceptively spacious property which offers accommodation more than 2,100 sq. ft including the garage. The property has been modernised throughout and now benefits from a superb 17ft x 10ft refitted kitchen with integrated appliances, a refitted stylish four-piece family bathroom, uPVC double glazing and gas radiator central heating. Further benefits include an impressive 24ft x 17ft principal bedroom, which could easily be reconfigured to create an additional bedroom if required, a downstairs shower room, study, an 18ft dining room, and a 15ft breakfast room. The property further offers 17ft x 13ft garage and a rear garden measuring 109ft max x 50ft max. Viewing is highly recommended to fully appreciate the flexibility and the size of accommodation and rear garden.

Enter via entrance door.

Entrance Porch

Window to side and front aspect, radiator, tiled floor, door to, two hallways.

Hallway

Radiator, through to.

Breakfast Room

15' 0" max x 13' 0" max (4.57m x 3.96m)

Window to rear aspect, radiator, door to rear garden.

Shower Room

Comprising quadrant shower enclosure, wash hand basin, obscure window to rear aspect, towel rail.

Kitchen

17' 5" max x 10' 5" max (5.31m x 3.18m) (This measurement includes area occupied by the kitchen units)

Comprising single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, built in electric double oven and hob with extractor fan over, integrated dishwasher, window to front aspect, space for fridge freezer, island with cupboards under, vertical radiator.

Dining Room

18' 10" x 8' 11" to 12' 0" max (5.74m x 2.72m)

uPVC double doors to rear garden, radiator, window to rear aspect, laminate flooring, through to hallway with stairs to first floor landing, radiator, understairs cupboard.

Lounge

12' 3" max x 11' 11" max (3.73m x 3.63m)

Bay window to front aspect, double radiator, laminate flooring.

First Floor Landing

Window to rear aspect, radiator, access to loft space, storage cupboard, door to.

Bedroom One

23' 11" x 17' 8" (7.29m x 5.38m)

Can be converted to provide a fourth bedroom. Two windows to front and rear aspect, laminate flooring, four radiators, laminate flooring, door to.

Study Area

Bedroom Two

15' 8" max x 12' 3" max (4.78m x 3.73m)

Bay window to front aspect, radiator, laminate flooring, built in cupboard to chimney breast recess

Bedroom Three

11' 11" max x 10' 5" max plus door recess (3.63m x 3.18m)

Window to rear aspect, radiator, built in cupboard to chimney breast recess, laminate flooring.

Bathroom

Comprising tiled bath enclosure, wash hand basin, low flush W.C., obscure window to rear aspect, towel rail.

Outside

Front - Hedging.

Garage - Wooden folding doors, power and light, inspection pit, door to rear garden, wall mounted gas fired boiler serving central heating and domestic hot water, plumbing for washing machine, eaves space.

Rear - 109ft from garage x 50ft in width - Mainly laid to lawn, various plants, brick built store rooms, tree, wooden fencing.

Energy Performance Rating

This property has an energy rating of D. 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

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.

