



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.

Duke Street Wellingborough NN8 2HL
Freehold Price £325,000

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
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A unique five bedroom detached property set over three floors and being situated in a cul-de-sac adjoining green amenity space. The property offers parking for four/five cars, ensuite shower room to the master bedroom and the former garage has been converted to provide larger ground floor living space. Benefits include gas radiator central heating, uPVC double glazed doors and windows, a security system, a refitted kitchen with quartz work surfaces with a range of built in appliances, a refitted cloakroom, ensuite shower room and bathroom. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, utility room, cloakroom, master bedroom with ensuite shower room, four further bedrooms, bathroom, gardens to front and rear and off road parking.

Enter via part obscure glazed entrance door to.

Entrance Hall

Obscure window to front aspect, electric heater, wood effect laminate floor, inset ceiling light, door to.

Lounge

19' 5" x 10' 6" widening to 16' 1" (5.92m x 3.2m)

Two windows to front aspect, two radiators, built in cupboard housing gas fired boiler serving central heating and domestic hot water, fitted cupboards, wood effect laminate floor, inset ceiling lights, coving to ceiling, stairs to first floor landing, through to.

Dining Room

12' 0" max x 8' 2" max (3.66m x 2.49m)

French doors to rear garden, radiator, wood effect laminate floor, coving to ceiling, door to.

Kitchen

9' 6" max x 9' 6" max (2.9m x 2.9m) (This measurement includes area occupied by the kitchen units)

Refitted units with quartz work surfaces to comprise an inset single bowl sink with cupboards under, range of base and eye level units providing work surfaces, quartz upstands, built in induction hob with extractor hood over, built in electric oven and microwave oven over, integrated fridge freezer and dishwasher, grey vertical radiator, window to rear aspect, through to.

Utility Room

Space for appliances, part obscure glazed door to side, door to.

Cloakroom

Refitted suite comprising low flush W.C., wash hand basin with cupboards under, tiled splash areas, radiator, obscure window to side aspect.

First Floor Landing

Window to side aspect, airing cupboard housing hot water cylinder, stairs to second floor landing with cupboard under, doors to.

Bedroom One

14' 7" narrowing to 8' 4" x 9' 8" (4.44m x 2.95m)

Window to rear aspect, radiator, fitted wardrobes, coving to ceiling, door to.

Ensuite Shower Room

Refitted white suite comprising tiled shower enclosure, low flush W.C., wash basin set in vanity stand with drawers under, towel radiator, tiled floor, obscure window to rear aspect.

Bedroom Two

11' 0" x 9' 7" (3.35m x 2.92m)

Window to front aspect, radiator, built in wardrobe, coving to ceiling.

Bedroom Three

9' 7" x 7' 11" (2.92m x 2.41m)

Window to front aspect, radiator, coving to ceiling.

Bathroom

Refitted white suite comprising shower/bath with two shower heads, tiled splash areas, low flush W.C., wash hand basin with drawers under, traditional radiator, electric shaver point, obscure window to side aspect.

Second Floor Landing

Doors to.

Bedroom Four

11' 0" x 9' 6" restricted head room (3.35m x 2.9m)

Window to rear aspect, radiator, wood effect floor, eaves cupboards, refitted cupboards/wardrobe.

Bedroom Five

11' 0" narrowing to 8' 7" x 6' 11" restricted head room (3.35m x 2.11m)

Window to rear aspect, radiator, wood effect floor, built in cupboard.

Outside

Rear – Patio, lawn, gravel area, concrete, outside tap, power points, lights, wooden fence, gated access to front, gated access to green amenity space.

Front – Slate chippings, shrubs, wooden fence, courtesy light, off road parking for four/five cars.

Energy Performance Rating

We currently await the results of the energy assessment.

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.

