



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.

## Swale Drive Wellingborough NN8 5ZL

### Freehold Price £300,000

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  
01933 224400

**Irthlingborough Office**   
28 High Street Irthlingborough  
Northants NN9 5TN  
01933 651010

**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480



**Offered with no chain and situated just off Medway Drive is this three/four bedroom detached house which benefits from uPVC double glazed doors and windows, a 26ft refitted kitchen/dining room with a range of appliances, gas radiator central heating and off road parking for at least four vehicles. The property further offers a cloakroom, solar panels and a 16ft family room/bedroom four which has been converted from a garage. The accommodation briefly comprises entrance hall, cloakroom, lounge, family room, kitchen/dining room, master bedroom with ensuite shower room, two further bedrooms, bathroom and gardens to front and rear.**

Enter via part obscure entrance door to.

#### **Entrance Hall**

Radiator, laminate floor, coving to ceiling, stairs to first floor landing, doors to.

#### **Cloakroom**

White suite comprising low flush W.C., wash basin with work surface and vanity cupboards under, tiled splash areas, radiator, obscure glazed window to front aspect, laminate flooring.

#### **Lounge**

15' 4" into bay narrowing to 13' 5" x 10' 11" max (4.67m x 3.33m)

Box bay window to front aspect, radiator, T.V. point, telephone point, coving to ceiling, laminate floor.

#### **Kitchen/Dining Room**

26' 5" max x 10' 10" narrowing to 8' 8" (8.05m x 3.3m) (This measurement includes area occupied by the kitchen units)

Comprising coloured single drainer stainless steel sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, tiled splash areas, freestanding range style cooker with extractor hood over, space for fridge/freezer, two sets of French doors to rear garden, plumbing for washing machine, wine cooler, window to rear aspect, tiled high gloss floor, door to.

#### **Family Room**

16' 6" max x 7' 7" max (5.03m x 2.31m)

Window to front aspect, radiator, access to loft space, laminate floor.

#### **First Floor Landing**

Window to side aspect, linen cupboard, access to loft space with ladder, lights and gas fired boiler serving central heating and domestic hot water, doors to.

#### **Bedroom One**

11' 4" widening to 12' 0" x 11' 0" max (3.45m x 3.35m)

Window to front aspect, radiator, laminate floor, coving to ceiling, doors to.

#### **Ensuite Shower Room**

White suite comprising tiled shower enclosure, wash basin set in work surface, tiled walls and floor. (The vendor advised the plumbing connections require inspecting for leaks before use)

#### **Bedroom Two**

11' 2" x 8' 5" (3.4m x 2.57m)

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

#### **Bedroom Three**

8' 5" max x 6' 6" max (2.57m x 1.98m)

Window to front aspect, radiator, coving to ceiling.

#### **Bathroom**

White suite comprising whirlpool spa bath with shower over, pedestal hand wash basin, low flush W.C., tiled splash walls, tiled floor, radiator, electric extractor vent, obscure window to rear aspect.

#### **Outside**

Rear - Patio, steps to lawn, shrubs, tap, light, wooden shed, wooden fence, gated access to front.

Front - Mainly laid to gravel providing off road parking for four cars, courtesy light.

#### **N.B**

The property has solar panels which are under a lease agreement, the terms should be clarified by a legal representative before committing to purchase.

#### **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 (£2,248 per annum. Charges for 2025/2026).

#### **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.**

