Collar Close Wellingborough

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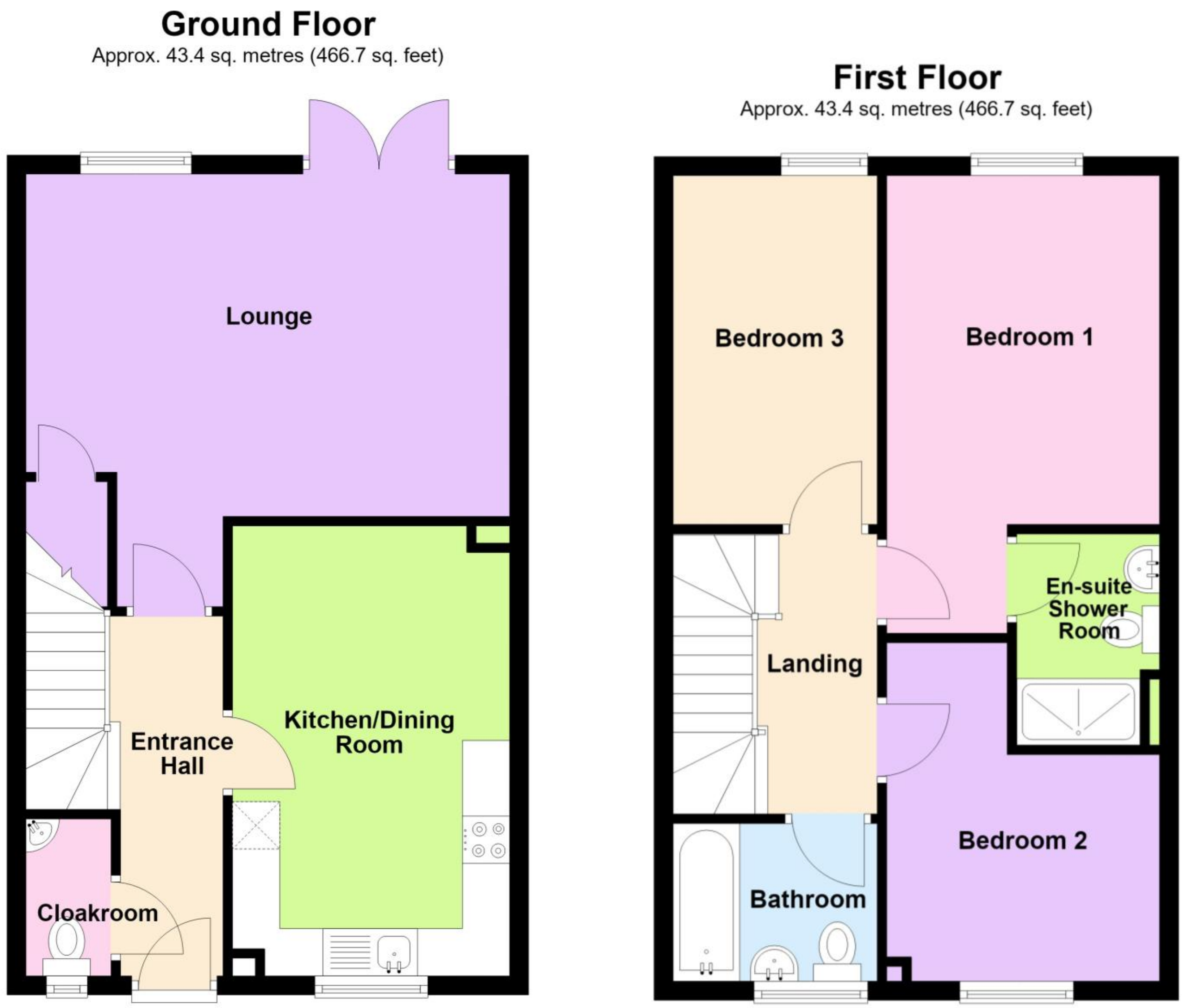

Total area: approx. 86.7 sq. metres (933.4 sq. feet)

This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fitments and kitchen units may vary in shape and size.

Collar Close Wellingborough NN8 1TW

Leasehold Price £144,000 (45% shared ownership)

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

The Property Ombudsman

relocation agent network

Built in 2025, this 45% shared ownership, three-bedroom semi-detached house with ensuite shower room is situated on Stanton Cross with easy access to the mainline railway station. The property was built by Linden Homes to their Elmslie design and is presented in immaculate condition. Benefits include uPVC double glazing, gas radiator central heating, a range of built-in kitchen appliances and landscaped gardens. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, master bedroom with en-suite shower room, two further bedrooms, bathroom, front and rear gardens and allocated parking.

Enter via entrance door with obscure glazed insert to.

Entrance Hall
Radiator, stairs to first floor landing, doors to.

Cloakroom
White suite comprising low flush W.C., pedestal hand wash basin, tiled splash backs, radiator, electric extractor vent, grey wood grain effect floor, obscure window to front aspect.

Lounge
16' 7" max x 11' 10" widening to 14" 11' (5.05m x 3.61m)
Window to rear aspect, French doors to rear garden, radiator, media points, understairs storage cupboard.

Kitchen/Dining Room
15' 7" x 9' 7" (4.75m x 2.92m)(This measurement includes the area occupied by the kitchen units)
Comprising single drainer steel sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, upstands, built in electric oven, gas hob with extractor over and stainless steel splash backs, integrated fridge/freezer, dishwasher and washing machine, cupboard housing gas fired boiler serving central heating and domestic hot water, grey wood grain effect floor, window to front aspect.

First Floor Landing
Access to loft space, doors to.

Bedroom One
12' 0" widening to 15" 10' x 9' 6" (3.66m x 2.9m)
Window to rear aspect, radiator, door to.

Ensuite Shower Room
White suite comprising tiled shower enclosure, low flush W.C., pedestal hand wash basin, tiled splash backs, electric extractor vent, radiator, grey wood grain effect floor.

Bedroom Two
11' 10" narrowing to 7" 11' x 9' 5" (3.61m x 2.87m)
Window to front aspect radiator.

Bedroom Three
12' 1" x 7' 0" (3.68m x 2.13m)
Window to rear aspect, radiator.

Bathroom
White suite comprising panelled bath with mixer shower attachement, pedestal hand wash basin, low flush W.C., tiled splash areas, radiator, electric shaver point, chrome effect towel radiator, electric extractor vent, grey wood grain effect floor, obscure window to front aspect.

Outside
Rear Garden - Patio, lawn, borders of various shrubs and bark chippings, outside tap, light, wooden shed, wooden fence, gated access to front.

Front - Ornamental pebbles and bark chippings, courtesy light, two allocated parking spaces.

N.B.
The monthly rent payable to Riverside Group on the 45% share is £420.67. The monthly service/amenity charge including buildings insurance is £44.98. We understand a lease of 999 years was granted in 2025. This information should be confirmed by a legal representative before entering into 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 (£2,106 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.

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