



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.

Pershore Close Wellingborough NN8 2NR Freehold Price £445,000

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 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.

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Situated in a cul de sac in the popular residential area of Wilby Way is this immaculate four bedroom detached which has been extended to the rear to provide an impressive 22ft x 22ft kitchen/dining room/family room with bi folding doors to the rear garden and a 14ft utility room. The property benefits from a refitted kitchen with granite worksurfaces and a range of built in appliances, a refitted ensuite shower room to the master bedroom, a refitted bathroom, uPVC double glazing and gas radiator central heating. The property features four double bedrooms all with built in wardrobes, Karndean flooring to most rooms downstairs, a refitted cloakroom and a burglar alarm system. Viewing is highly recommended to appreciate the condition and size of the property. Viewing is highly recommended to appreciate the condition and size of the property. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining/family room, utility room, master bedroom with ensuite shower room, three further bedrooms, bathroom, gardens to front and rear and a garage.

Enter via replacement entrance door.

Entrance Hall

Radiator, stairs to first floor landing with understairs cupboard, Karndean flooring, doors to.

Cloakroom

Comprising low flush W.C., wash hand basin set in vanity unit, radiator, Karndean flooring, extractor fan.

Lounge

14' 11" plus bay x 12' 10" max (4.55m x 3.91m)

Bay window to front aspect, limestone feature fireplace with log effect gas fire, two radiators, window to side aspect.

Kitchen/Dining/Family Room - Open plan

22' 6" max x 22' 7" max (6.86m x 6.88m) (This measurement includes area occupied by the kitchen units)

Kitchen/Dining Area

Comprising single drainer sink unit with cupboards under, range of base and eye level units providing Quartz worksurfaces, two built in electric double AEG ovens with induction hob and extractor fan over, integrated dishwasher, freestanding fridge/freezer, two double radiators, Karndean flooring, skylight window, window to rear aspect.

Family Area

Bi folding doors to rear garden, radiator, Karndean flooring, skylight window, downlights to ceiling, T.V. point, door to.

Utility Room

14' 1" x 5' 5" (4.29m x 1.65m)

Comprising single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing worksurfaces, plumbing for washing machine, space for tumble dryer, radiator, door to rear garden, cupboard housing gas fired boiler serving central heating and domestic hot water, door to garage, Karndean flooring.



Garage - Electric roll over door, power and light connected, door to utility room.

Rear - Patio area running width of property, mainly laid to lawn, various shrubs, plants and trees, bark and wood chippings, patio area to rear running length of property housing wooden shed, enclosed by panelled fencing, water tap, pedestrian gated access.

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 E (£2,748 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

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.

