



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 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.

London Road Wollaston NN29 7QS Freehold Price £625,000

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
01933 480480



*****FINAL PLOT AVAILABLE*** Located in the heart of Wollaston and situated within walking distance to Wollaston School and other amenities is this four bedroom detached which benefits from four double bedrooms all with ensuites, underfloor heating, air source heat pump, 3.24kw solar photovoltaic panels, uPVC double glazing, Karndean flooring along with newly laid carpets. The property further offers an impressive 28ft x 24ft open plan lounge/kitchen/dining room, utility room, cloakroom, double glazing, electric charge point, security alarm system and a 10 year structural warranty.**

Enter via entrance door.

Entrance Hall

23ft in length, Karndean flooring, airing cupboard housing hot water cylinder, built in cupboard, understairs storage cupboard, stairs to first floor landing.

Cloakroom

Comprising low flush W.C., wash hand basin, extractor fan, Karndean flooring.

Bedroom Four

13' 6" x 8' 10" max plus door recess (4.11m x 2.69m)
Window to front aspect, built in wardrobes with clothes hanging rail, T.V. point, door to.

Ensuite Shower Room

Double tiled shower enclosure with electric shower over, wash basin, low flush W.C., obscure glazed window to side aspect, towel rail, extractor fan, tiled floor.

Lounge/Dining/Kitchen Area

28' 8" x 24' 1" (8.74m x 7.34m) Open Plan. (This measurement includes area occupied by the kitchen units)

Lounge/Dining Area

Bi-folding doors to rear garden, T.V. point, window to side aspect, Karndean flooring.

Kitchen Area

Comprising one and a half bowl single drainer sink unit with cupboards under, range of base and eye level units providing Quartz worksurfaces, built in electric double oven with hob and extractor fan over, integrated dishwasher, freestanding American style fridge/freezer, window to rear aspect, Karndean flooring, island with cupboards and drawers under, downlights to ceiling, door to.

Utility Room

Comprising stainless steel sink unit with cupboards under, eye level units, plumbing for washing machine, space for tumble dryer, obscure glazed window to side aspect, Karndean flooring, extractor fan.

First Floor Landing

Access to loft space with loft ladder and boarded, door to.

Bedroom One

14' 10" max x 11' 8" max (4.52m x 3.56m)
Window to rear aspect, through to.

Dressing Room

11' 2" x 6' 11" (3.4m x 2.11m)
Window to rear aspect, built in wardrobe with clothes rail and shelves, sloping ceiling, door to.

Ensuite Shower Room

Comprising tiled shower cubicle, low flush W.C., wash basin, obscure glazed window to rear aspect, towel rail, cabinet with electric mirror, extractor fan.

Bedroom Two

16' 2" max x 13' 8" wall to wall (4.93m x 4.17m)
Window to front aspect, built in wardrobe with clothes rail, door to.

Ensuite Bathroom

Comprising panelled bath with shower over, low flush W.C., wash basin, obscure glazed window to side aspect, towel rail, extractor fan.

Bedroom Three

11' 10" x 10' 10" (3.61m x 3.3m)
Two windows to front aspect, door to.

Ensuite Shower Room

Comprising tiled shower enclosure, low flush W.C., wash basin, cabinet with electric mirror, tiled floor, towel rail, extractor fan.

Outside

Front - Block paved driveway to.

Garage - 19' 0" x 11' 2" - Electric roller door, electric charge point.

Rear - Patio area, mainly laid to lawn, wooden fencing, pedestrian gated access, wooden shed.

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 TBC (£TBC per annum. Charges for 2024/2025).

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.

