



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.



Abbots Way Wellingborough NN8 2AF

Freehold Price £400,000

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



Situated within walking distance to most amenities and located in a cul de sac is this individually built four bedroom detached which benefits from an 18ft refitted kitchen/breakfast room with built in appliances, uPVC double glazed doors and windows, a refitted 10ft four piece bathroom suite and gas radiator central heating. The property further offers three reception rooms, cloakroom, four double bedrooms, an 18ft landing, a resin driveway leading to a double garage and south west facing rear garden measuring 69ft max x 66ft max in width. Viewing is highly recommended to appreciate the condition and size of the accommodation. The accommodation briefly comprises entrance porch, entrance hall, cloakroom, study, lounge, dining room, kitchen/breakfast room, rear lobby, four double bedrooms, bathroom, gardens to front and rear and double garage.

Enter via glazed entrance door.

Entrance Porch

Tiled floor, glazed door to.

Entrance Hall

Stairs to first floor landing, double radiator, built in cloaks cupboard, doors to.

Cloakroom

Comprising wash hand basin set in vanity unit, low flush W.C., obscure glazed window to side aspect, heated towel rail.

Study

11' 11" max x 10' 2" max (3.63m x 3.1m)

Box bay window to front aspect, double radiator, window to side aspect.

Lounge

17' 11" max x 11' 10" max (5.46m x 3.61m)

Feature fireplace with coal effect gas fire fitted (not connected), window to rear and side aspect, double radiator, T.V. point, double doors to.

Dining Room

11' 11" x 10' 0" (3.63m x 3.05m)

Window to rear aspect, radiator.

Kitchen/Breakfast Room

18' 1" max x 9' 0" max (5.51m x 2.74m) (This measurement includes area occupied by the kitchen units)

Comprising one and a half bowl single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, built in electric double oven and gas hob with extractor fan over, plumbing for washing machine, plumbing for dishwasher, window to rear aspect, radiator, window to side aspect, tiled floor, door to.

Rear Lobby

Built in cloaks cupboard, tiled floor, uPVC door to side aspect, door to garage.

First Floor Landing

18ft in length, window to side aspect, radiator, airing cupboard housing hot water cylinder, access to loft space, door to.



Bedroom One

15' 0" max x 12' 0" max (4.57m x 3.66m)

Window to rear aspect, radiator, built in wardrobes with built in drawers and top boxes over, further built in wardrobes with bedside cabinets.

Bedroom Two

12' 0" max x 10' 3" max (3.66m x 3.12m)

Window to front and side aspect, radiator, built in wardrobe with cupboards adjacent.

Bedroom Three

11' 10" max x 10' 0" max (3.61m x 3.05m)

Window to rear aspect, radiator.

Bedroom Four

10' 2" x 9' 9" (3.1m x 2.97m)

Window to front aspect, double radiator, two built in cupboards with clothes hanging rail.

Bathroom 10' 6" max x 8' 11" max (3.2m x 2.72m)

Refitted four piece suite comprising quadrant tiled shower cubicle, panelled bath with shower enclosure, wash hand basin set in vanity unit, low flush W.C., obscure glazed window to side aspect, towel rail.

Outside

Front - Mainly laid to lawn, resin driveway providing off road parking, leading to.

Double garage - Up and over door, access to loft space, wall mounted gas fired boiler serving central heating and domestic hot water, obscure glazed window to side aspect, power and light connected.

Rear and side - South west facing - approx. 69ft from front gate to rear fence x 66ft max in width - Wrap around garden, patio area, mainly laid to lawn, stoned areas, various shrubs and plants, circular patio area, pedestrian gated access to front, enclosed by panelled fencing, water tap.

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 (£2,618 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.

