



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.



## Mulberry Close Wellingborough NN8 3JU

### Freehold Price £425,000

The information given in these particulars is intended to help you decide whether you wish to view this property and 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.

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27 Sheep Street Wellingborough  
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74 High Street Rushden  
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**Offered with chain and boasting 1,624 sq ft (151 sq m) of accommodation is this four double bedroom detached house built by Westbury Homes in 1997 which is conveniently situated close to schools and a park and is within distance of the town centre. Benefits include uPVC double glazing, gas radiator central heating, built in kitchen appliances, a burglar alarm system and the addition of a brick and uPVC conservatory. The property further offers a 19ft kitchen/breakfast room, study, ensuite shower room to the master bedroom and built in wardrobes to all bedrooms. The accommodation briefly comprises entrance hall, cloakroom, study, lounge, dining room, kitchen/breakfast room, utility room, conservatory, master bedroom with ensuite shower room, three further bedrooms, bathroom, gardens to front and rear and a double garage.**

Enter via part obscure glazed entrance door to.

#### Entrance Hall

Radiator, telephone point, cloaks cupboard, coving to ceiling, stairs to first floor landing, doors to.

#### Cloakroom

Comprising low flush W.C. with concealed cistern, wash basin set in work surface with vanity cupboards, electric extractor vent, radiator.

#### Study

8' 10" x 6' 4" (2.69m x 1.93m)  
Window to front aspect, radiator, coving to ceiling.

#### Lounge

17' 7" into bay x 11' 8" (5.36m x 3.56m)  
Bay window to front aspect, two radiators, wooden fire surround with marble effect hearth and fascia and coal effect gas fire fitted, T.V. point, wall light points, coving to ceiling, inset ceiling lights, double doors to.

#### Dining Room

11' 9" x 8' 10" (3.58m x 2.69m)  
Patio doors to conservatory, radiator, coving to ceiling, door to.

#### Kitchen/Breakfast Room

19' 3" x 9' 6" widening to 15' 7" (5.87m x 2.9m) (This measurement includes area occupied by the kitchen units)  
Comprising one and a half bowl coloured single drainer sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, tiled splash areas, built in double oven, electric induction hob with extractor hood over, integrated fridge/freezer and dishwasher, glazed display cabinets, under cupboard lights, radiator, part coving to ceiling, window to rear aspect, French doors with windows either side to rear garden, door to.

#### Utility Room

Comprising single drainer stainless steel sink unit with cupboards under, mixer tap, work surface, wall cupboards, tiled splash areas, plumbing for washing machine, space for tumble dryer, gas fired boiler serving central heating and domestic hot water, part obscure glazed door to side.

#### Conservatory

12' 4" max x 9' 1" max (3.76m x 2.77m)  
Of brick and uPVC construction, tiled floor, radiator, glazed with French doors to rear garden.



#### First Floor Landing

Window to front aspect, access to loft space with ladder and light, airing cupboard housing hot water cylinder and immersion heater, coving to ceiling, doors to.

#### Bedroom One

15' 1" widening to 19' 11" x 11' 10" (4.6m x 3.61m)  
Window to front aspect, radiator, two double wardrobes, telephone point, T.V. point, coving to ceiling, door to.

#### Ensuite Shower Room

Comprising tiled shower enclosure, low flush W.C. with concealed cistern, wash hand basin set in work surface with vanity cupboards under, tiled splash walls, vanity light with electric shaver point, electric extractor vent, white towel radiator, obscure glazed window to rear aspect, obscure glazed window to side aspect.

#### Bedroom Two

11' 7" widening to 12' 9" x 10' 0" (3.53m x 3.05m)  
Window to front aspect, radiator, built in double wardrobe, telephone point, T.V. point, coving to ceiling.

#### Bedroom Three

11' 10" x 8' 9" widening to 12' 9" (3.61m x 2.67m)  
Window to rear aspect, radiator, built in single wardrobe, coving to ceiling, T.V. point, telephone point.

#### Bedroom Four

9' 9" x 8' 1" min (2.97m x 2.46m)  
Window to rear aspect, radiator, built in double wardrobe, coving to ceiling.

#### Bathroom

Comprising panelled bath with shower fitted over, low flush W.C. with concealed cistern, wash basin set in work surface with vanity cupboard under, tiled walls, vanity light with shaver point, radiator, electric extractor vent, obscure glazed window to rear aspect.

#### Outside

Rear Garden - Mainly laid to hard landscaping of paving on two tiers, pea gravel, plants and shrubs, steps to lower level of more shrubs and wooden shed and home office/workshop (measuring 11' 6" x 11' 6") with power and light connected, wooden fence, gated access to front, outside tap and light to side.

Front - Hedge, shrubs and plants to border, courtesy light, open canopy porch, mainly block paved driveway providing parking for five/six cars to.

Double Garage - Twin metal up and over doors, power and light connected, eaves space with boarded storage space, part obscure glazed door to side.

#### 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](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.**

