



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.

Beech Drive Wellingborough NN8 3GG Freehold Price £320,000

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



A three bedroom detached property which has been modified and extended to provide an impressive 22ft kitchen/dining room with integrated appliances to include double electric oven, hob, dishwasher, wine cooler and 14ft bi-folding doors which open out to the rear garden. The garage has been converted to provide an 11ft playroom and store and the original kitchen has become an 11ft utility room. The property offers an 18ft lounge, a cloakroom, an ensuite shower room to the master bedroom and further benefits from uPVC double glazing and gas radiator central heating. A viewing is highly recommended to appreciate the kitchen/dining room and overall ground floor space. The accommodation briefly comprises entrance hall, cloakroom, utility room, lounge, playroom, kitchen/dining room, master bedroom with ensuite shower room, two further bedrooms, bathroom, gardens to front and rear and a store.

Enter via uPVC door with obscure glazed insets and side panel to.

Entrance Hall

Stairs to first floor landing, T.V point, under stairs cupboard, double radiator, doors to.

Cloakroom

White suite comprising low flush W.C, wall mounted hand wash basin, tiled splash backs, radiator, obscure glazed window to side aspect.

Utility Room

11' 6" x 7' 2" (3.51m x 2.18m)
Comprising stainless steel single drainer sink unit with cupboards under, work surface, plumbing for washing machine, wall mounted gas fired boiler serving domestic hot water and central heating, tiled splash backs, coving to ceiling, part obscure glazed uPVC door to side, window to front aspect.

Lounge

18' 0" narrowing to 14' 9" x 14' 4" (5.49m x 4.37m)
Window to side aspect, coal effect gas fire with marble fascia and health and wooden surround, two double radiators, T.V point, telephone point, coving to ceiling, opening to kitchen/dining room, through to.

Play Room

11' 1" x 7' 9" (3.38m x 2.36m)
Window to side aspect, double radiator.

Kitchen/Dining Room

22' 5" x 11' 9" (6.83m x 3.58m) (This measurement includes area occupied by the kitchen units)
Comprising island with one and a half bowl single drainer sink unit with cupboards under, integrated dishwasher, integrated wine cooler, a range of base and eye level units providing work surfaces, built in double electric oven and hob with extractor hood over, space for fridge/freezer with plumbing, wood effect floor, radiator, three skylight windows, 14ft bi-folding doors leading to rear garden.



First Floor Landing

Window to side aspect, access to loft space, airing cupboard housing hot water cylinder and immersion heater, double radiator, coving to ceiling, doors to.

Bedroom One

10' 6" x 10' 5" (3.2m x 3.18m)
Window to rear aspect, built in wardrobes, radiator, coving to ceiling, doors to.

Ensuite Shower Room

White suite comprising tiled shower cubicle, low flush W.C, pedestal hand wash basin, tiled splash backs, electric shaver point, radiator, extractor vent, coving to ceiling, obscure glazed window to side aspect.

Bedroom Two

10' 6" plus door recess x 10' 1" (3.2m x 3.07m)
Window to rear aspect, radiator.

Bedroom Three

8' 11" x 7' 3" (2.72m x 2.21m)
Window to front aspect, radiator.

Bathroom

White suite comprising, panelled bath with shower over, concealed cistern low flush W.C, pedestal hand wash basin, tiled splash backs, double radiator, coving to ceiling, electric shaver point, obscure glazed window to front aspect.

Outside

Rear - Mainly laid to lawn, "L" shaped patio, enclosed by timber and metal fence panels, gated pedestrian access to front.

Front - Block paved driveway, tree with decorative stone bed, water tap.

Store - Up and over door, power and light.



Energy Performance Rating

This property has an energy rating of C. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band C (£1,904 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.

