



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.

Sir Henry Fowler Way Wellingborough NN8 1TL  
Freehold Price £410,000

**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



Available with no upward chain and offering four double bedrooms is this immaculately presented detached property situated approximately 100 metres from the park. The property benefits from uPVC double glazed doors and windows, gas radiator central heating, a range of built in kitchen appliances and provides a 25ft kitchen/dining/family room, a study and ensuite shower room to the master bedroom. The accommodation briefly comprises entrance hall, study, utility/cloakroom, lounge, kitchen/dining/family room, master bedroom with ensuite shower room, three further bedrooms, bathroom, gardens to front and rear and a garage.

Enter via entrance door with obscure glazed insert to.

#### Entrance Hall

Radiator, tiled floor, stairs to first floor landing with storage cupboard under, doors to.

#### Utility Room/Cloakroom

Comprising white low flush W.C., pedestal hand wash basin, tiled splash backs, tiled floor, work surface with plumbing for washing machine under, cupboards, electric extractor vent, obscure glazed window to side aspect.

#### Study

7' 7" x 6' 6" (2.31m x 1.98m)

Window to front aspect, radiator, T.V. point, telephone point.

#### Lounge

17' 4" into bay x 11' 5" (5.28m x 3.48m)

Box bay window to front aspect, radiator, T.V. point.

#### Kitchen/Dining Room

25' 1" x 10' 3" (7.65m x 3.12m) (This measurement includes area occupied by the kitchen units)

Comprising one and a half bowl single drainer sink unit with cupboards under, range of base and eye level units providing work surfaces, upstands, built in electric oven, gas hob with extractor hood over, integrated dishwasher and fridge/freezer, cupboard housing gas fired boiler serving central heating and domestic hot water, tiled floor, two radiators, window to rear aspect, French doors with windows either side to rear garden.

#### First Floor Landing

Access to loft space, built in linen cupboard, doors to.

#### Bedroom One

13' 1" into bay widening to 16' 2" x 11' 7" (3.99m x 3.53m)

Box bay window to front aspect, radiator, built in wardrobe, door to.



#### Ensuite Shower Room

White suite comprising double width shower enclosure, pedestal hand wash basin, low flush W.C., tiled splash areas, chrome effect towel radiator, electric extractor vent, tiled floor.

#### Bedroom Two

11' 10" upto wardrobe x 9' 3" max (3.61m x 2.82m)

Window to rear aspect, radiator, built in wardrobes.

#### Bedroom Three

9' 11" x 9' 11" max (3.02m x 3.02m)

Window to front aspect, radiator, built in wardrobes.

#### Bedroom Four

10' 6" x 8' 2" (3.2m x 2.49m)

Window to rear aspect, radiator.

#### Bathroom

White suite comprising panelled bath with shower fitted over, pedestal hand wash basin, low flush W.C., tiled splash areas, electric shaver point, chrome effect towel radiator, electric extractor vent, tiled floor, obscure glazed window to side aspect.

#### Outside

Rear - Patio, lawn, plant and flower beds, wooden fence, gate to front via driveway, outside tap and light.

Front - Artificial grass, courtesy light, driveway of 42ft in length to.

Garage - Metal up and over door, eaves space, power and light connected, security light.

#### 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 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.**

