



Total area: approx. 87.2 sq. metres (938.4 sq. feet)

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 £325,000

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 on the Stanton Cross development within walking distance to the railway station, primary school and Stanton Cross park is this well presented double bay fronted three bedroom detached property which benefits from uPVC double glazed doors and windows, gas radiator central heating, built in appliances to include oven, hob, washer/dryer, dishwasher and fridge/freezer. The property further offers a cloakroom, an ensuite shower room to the master bedroom, a west facing garden and a garage. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, master bedroom with ensuite shower room, two further bedrooms, bathroom, garden to front and side and garage.

Enter via composite with obscure glazed inserts to.

Entrance Hall

Stairs to first floor, radiator, tiled floor, doors to.

Cloakroom

White suite comprising low flush W.C, pedestal hand wash basin, integrated washer/dryer, cloaks cupboard, radiator, tiled splash backs, tiled floor, extractor vent, obscure glazed window to rear aspect.

Lounge

17' 10" into bay x 10' 9" (5.44m x 3.28m)

Bay window to front aspect, two windows to side aspect, two double radiators, T.V point, telephone point.

Kitchen/Dining Room

15' 5" plus bay x 10' 10" (4.7m x 3.3m) (This measurement includes area occupied by the kitchen units)

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

First Floor Landing

Access to loft space, windows to front and rear aspect, radiator, doors to.

Bedroom One

11' 11" max x 11' 5" max into bay (3.63m x 3.48m)

Bay window to front aspect, built in wardrobes, double radiator, door to.

Ensuite Shower Room

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



Bedroom Two

10' 10" x 10' 9" into bay max (3.3m x 3.28m)

Bay window to front aspect, window to side aspect, double radiator.

Bedroom Three

10' 11" x 6' 10" (3.33m x 2.08m)

Window to side aspect, radiator.

Bathroom

White suite comprising panelled bath with thermostatic shower over, low flush W.C, pedestal hand wash basin, tiled splash backs, tiled floor, electric shavers point, radiator, extractor vent, obscure glazed window to rear aspect.

Outside

Side - West facing patio spanning width of property retained by railway sleepers, mainly laid to lawn, plant and shrubs bed, water tap, gated pedestrian access to front.

Rear - Shrubs bed.

Front - Hedges, metal railings, driveway providing off road parking leading to.

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

N.B

We understand there will be an Estate Amenity Charge of around £200 per annum. This is should be confirmed by the purchasers legal representation before a legal commitment to purchase.

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 D (£2,142 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.

