



Humber Gardens Wellingborough NN8 5WE

Freehold Price £400,000

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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.

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.

Offering 1,676 sq. ft including the garage is this extended four bedroom detached house situated in this well regarded cul de sac off Medway Drive that offers two ensuite shower rooms. The property benefits from uPVC double glazing, gas radiator central heating, cavity wall insulation, solar panels (owned by vendor), a refitted/breakfast room with built in appliances and refitted cloakroom, ensembles and family bathroom. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, playroom/snug, conservatory, master bathroom with ensuite shower room, bedroom two with ensuite shower room, two further bedrooms, bathroom, gardens to front and rear and a garage.

Enter via part obscure glazed entrance door with obscure glazed side panel to.

Entrance Hall

Radiator, tiled effect floor, telephone point, coving to ceiling, stairs to first floor landing, doors to.

Cloakroom

Refitted white suite comprising low flush W.C, wash basin, tiled splash areas, chrome effect towel rail, tiled effect floor, obscure glazed window to front aspect.

Lounge

16' 0" into bay x 11' 3" (4.88m x 3.43m)

Box bay window to front aspect, radiator, wall light points, T.V point, coving to ceiling, through to.

Dining Room

11' 2" x 8' 10" (3.4m x 2.69m)

Patio doors to conservatory, radiator, coving to ceiling.

Conservatory

12' 0" x 12' 0" (3.66m x 3.66m)

Of brick and uPVC construction, tiled floor, chrome effect radiator, power points.

Kitchen/Breakfast Room

16' 4" max x 9' 7" max (4.98m x 2.92m) (This measurement includes area occupied by the kitchen units)

Refitted units with quartz effect worksurfaces comprising one and a half bowl single drainer sink unit with cupboards under, range of base and eye level units providing work surfaces, tiled splash areas, built in electric oven, electric induction hob with extractor hood over, integrated dishwasher, breakfast area, chrome effect radiator, understairs cupboard, tiled effect floor, through to.

Play Room

9' 6" x 7' 7" (2.9m x 2.31m)

Glazed stable door to rear garden, door to garage, white vertical radiator, wood effect floor,

First Floor Landing

Built in storage cupboard, airing cupboard housing hot water cylinder and immersion heater, ladder to loft room, access to further loft space, doors to.



Bedroom One

11' 11" x 11' 5" (3.63m x 3.48m)

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

Ensuite Shower Room

Refitted white suite comprising walk in shower with screen, low flush W.C, wash basin with vanity cupboards under, chrome effect towel radiator, tiled splash areas, inset ceiling lights, grey wood grain effect floor, electric shavers point, obscure glazed window to front aspect.

Bedroom Two

14' 2" x 7' 6" (4.32m x 2.29m)

Window to front aspect, radiator, wood effect laminate floor, door to.

Ensuite Shower Room

White suite comprising tiled shower enclosure, low flush W.C, wash basin with vanity cupboards under, tiled splash areas, electric extractor vent.

Bedroom Three

11' 5" x 10' 11" narrowing to 8' 4" (3.48m x 3.33m)

Window to rear aspect, radiator, wood effect laminate floor.

Bedroom Four

9' 10" x 8' 2" (3m x 2.49m)

Window to rear aspect, radiator.

Bathroom

White suite comprising panelled bath with mixer shower attachment and screen, low flush W.C, wash basin with vanity cupboards under, tiled splash area, chrome effect towel radiator, tiled effect floor, electric shavers point, electric extractor vent, obscure glazed window to rear aspect.

Loft Room

11' 8" x 7' 6" (3.56m x 2.29m) Restricted head room

Sky light window, power and light connected, ideal study/hobby room.

Outside

Rear - Paved, lawn, gazebo, wooden fence, power point, tap, light, wooden shed.



Front - Mainly laid to block paving providing parking for at least four cars, boarder, courtesy light.

Garage - 17' 6" in length, metal up and over door, power and light connected, gas fired boiler serving central heating and domestic hot water.

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.

