



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.

## Medway Drive Wellingborough NN8 5WZ

### Freehold Price £275,000

**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



**An extended three bedroom detached property which offers a 31ft open plan lounge/kitchen, a cloakroom, a 26ft conservatory and a garage. The property further benefits from uPVC double glazing, gas radiator central heating with contemporary anthracite radiators, replacement internal doors and a range of built in kitchen appliances to include oven, hob, microwave, dishwasher and fridge/freezer. The accommodation briefly comprises entrance hall, cloakroom, open plan lounge/kitchen, conservatory, three bedrooms, bathroom, gardens to front and rear and a garage.**

Enter via uPVC door with obscure glazed inserts to.

#### **Entrance Hall**

Laminate flooring, part obscure glazed doors to.

#### **Cloakroom**

Refitted white suite comprising low flush W.C, hand wash basin with vanity cupboard under, tiled splash backs, laminate flooring, towel radiator, obscure glazed window to front aspect, coving to ceiling.

#### **Open Plan Lounge/Dining Room/Kitchen**

31' 3" max x 14' 11" max narrowing to 12' 5" up to stairs (9.53m x 4.55m) (This measurement includes area occupied by the kitchen units)

Window to front aspect, wall mounted electric fire, two double radiators, T.V point, telephone point, stairs to first floor landing, under stairs storage cupboard with plumbing for washing machine, stable door to conservatory, laminated flooring. Kitchen area comprising single drainer sink unit with cupboards under, base and eye level units providing work surfaces, built in electric oven and hob with extractor hood over, integrated microwave, dishwasher and fridge/freezer, two skylight windows, bi-fold doors to rear garden.

#### **Conservatory**

26' 0" x 6' 6" (7.92m x 1.98m)

French doors to rear garden, double radiator, gas fired boiler serving domestic hot water and central heating, laminate flooring.

#### **First Floor Landing**

Access to loft space, window to side aspect, doors to.

#### **Bedroom One**

13' 2" x 8' 9" (4.01m x 2.67m)

Window to front aspect, radiator.

#### **Bedroom Two**

9' 5" x 8' 3" min (2.87m x 2.51m)

Window to rear aspect, radiator.



#### **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.

#### **Bedroom Three**

6' 6" x 6' 2" (1.98m x 1.88m)

Window to front aspect, radiator.

#### **Bathroom**

White suite comprising jacuzzi bath with thermostatic shower over, concealed cistern low flush W.C and hand wash basin set in vanity unit, towel radiator, aqua panelling to ceiling and walls, extractor vent, obscure glazed window to rear aspect.

#### **Outside**

Rear - Mainly laid to lawn, decking, block paved patio, crazy paved patio with pergola over, grape vine, shingles, door to garage, enclosed by fencing and brick walls, gated pedestrian access to drive.

Front and side - Mainly laid to limestone gravel, hedge, off road parking for two cars leading to.

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

#### **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.**