



White Delves Wellingborough NN8 5XW  
Freehold



An individual executive four bedroom detached house of over 6,000 sq.ft situated on a plot of approximately half an acre with a 160ft (49m) drive in and out frontage. The property has been vastly extended and now offers a leisure area to include indoor swimming pool, jacuzzi, sauna, fitness studio/gym and games room and a further extension to include garden room and a four car garage with a first floor office/studio which could be converted to provide a three bedroom annex. Benefits include uPVC double glazing, gas radiator central heating, a burglar alarm/security system and offers a rear garden of 120ft (36m) wide x 73ft (23m) from rear of swimming pool. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, garden room, kitchen/breakfast room, utility room, master bedroom with ensuite dressing room and shower room, three further bedrooms, leisure suite with swimming pool, sauna, studio/gym/games room, garage, a further extension providing garage for four cars with a studio over and gardens to front and rear.





Enter via part obscure glazed entrance door to.

#### **Entrance Hall**

Obscure window to front aspect, radiator, doaks cupboard, coving to ceiling, stairs to first floor landing, doors to.

#### **Cloakroom**

Refitted to comprise low flush W.C with concealed cistem, wash basin set in worksurface with vanity cupboards under, chrome effect towel radiator, wood effect floor, obscure glazed window to front aspect.

#### **Lounge**

21' 6" x 14' 8" (6.55m x 4.47m)

Window to front aspect, window to side aspect, open fireplace with marble effect hearth and fascia, two radiators, wall light points, coving to ceiling, patio doors to.

#### **Garden Room**

13' 11" x 14' 0" (4.24m x 4.27m)

Window to rear aspect, window to dining room, roof lantern, French doors to side, electric heating, T.V. point, door to garage.

#### **Dining Room**

13' 6" x 11' 9" (4.11m x 3.58m)

French doors to rear garden, window to side aspect, coving to ceiling, wall light points.

#### **Kitchen/Breakfast Room**

14' 6" x 19' 8" narrowing to 11' 5" (4.42m x 5.99m) (This measurement includes area occupied by the kitchen units)

Comprising twin bowl sink unit, quartz work surfaces with base units and eye level units over, island with cupboards under, range style cooker with extractor hood over, under cupboard lighting, integrated dishwasher and fridge, inset ceiling lights, mock ceiling beams, radiator, tiled floor, window to front aspect, window to rear aspect, part glazed door to.

#### **Inner Lobby**

Doors to garage, swimming pool and to.

#### **Utility Room**

10' 11" x 8' 1" (3.33m x 2.46m)

Comprising white ceramic single drainer sink unit with cupboards under, range of base and eye level units providing work surfaces, two integrated freezers, plumbing for washing machine, space for tumble dryer, tiled floor, window to front aspect.

#### **First Floor Landing**

Window to front aspect, radiator, linen cupboard, access to loft space with gas fired boiler serving central heating and domestic hot water, doors to.

#### **Bedroom One**

14' 8" x 11' 5" (4.47m x 3.48m)

Window to rear aspect, radiator, coving to ceiling, T.V. point, through to.

#### **Dressing Room**

Obscure glazed window to front aspect, radiator, range of mirror fronted wardrobes and further built in wardrobes.

#### **Ensuite Shower Room**

Comprising walk in shower, low flush W.C., single bowl wash basin with vanity cupboards under, tiled walls, tiled floor, chrome effect towel radiator, electric extractor vent, inset ceiling lights, obscure glazed window to front aspect.





### Bedroom Two

13' 7" x 11' 9" (4.14m x 3.58m)

Window to rear aspect, radiator, built in wardrobe, coving to ceiling, T.V. point.

### Bedroom Three

11' 10" x 10' 6" (3.61m x 3.2m)

Window to rear aspect, radiator, built in wardrobe, coving to ceiling, T.V. point, dado rail.

### Bedroom Four

8' 9" x 7' 5" (2.67m x 2.26m)

Window to front aspect, radiator, coving to ceiling.

### Bathroom

Comprising white slipper style claw foot bath, separate quadrant shower enclosure, pedestal hand wash basin, high flush W.C., tiled splash areas, radiator, coving to ceiling, wood effect floor, obscure glazed windows to front aspect.

### Leisure Area

#### Swimming Pool

42' 8" max x 28' 2" max (13m x 8.59m)

Heated swimming pool with lights and separate jacuzzi, vaulted wooden panelled ceiling, tiled perimeter floor areas, provision for projector, changing cubicles, two showers, spiral staircase to first floor mezzanine, four sets of French doors and side windows to rear garden.

### Sauna

7' 11" max x 6' 6" max (2.41m x 1.98m)

Two tiers of benches, wooden panels, tiled floor, light.

### Cloakroom

Comprising low flush W.C., wall mounted wash basin.

### Studio

16' 7" x 11' 0" widening to 17' 4" (5.05m x 3.35m)

Previously used as a gym, window to front aspect, part glazed door to front, radiator, wooden panelled ceiling, inset ceiling lights.

### Games Room

44' 0" max x 17' 0" up to stairs (13.41m x 5.18m)

Mezzanine overlooking swimming pool, seven sky light windows, currently used as a snooker room (9ft snooker table staying) with sitting area.

### Garage

17' 2" x 14' 2" widening to 19' 0" (5.23m x 4.32m)

Electric operated door, power and light connected, door to.

### Plant Room

Accommodating the boiler, three phase electrical supply, heating and pumps for the pool and associated areas.

### Extension

Could be converted to an annex by removing garage door and inserting doors and windows and associated works, subject to complying with building regulations.

### Garage

36' 10" x 18' 8" (11.23m x 5.69m)

Electronically operated double width door to front, electronically operated single door to rear, window to rear aspect, window to both side aspects, glazed door to rear garden, independent electrical consumer unit, stairs to.



### First Floor

35' 0" max x 13' 7" widening to 22' 0" (10.67m x 4.14m)

Window to rear aspect, nine skylight windows, electric heating.

### Outside

Rear Garden 120ft (36m) wide x 73ft (23m) from rear of swimming pool - Paving, patio, terrace, lawn, various shrubs and trees, outside lights, power points, two taps, further area to side with gate to front.

Front - Drive in, drive out gravel driveway for numerous cars, lawn, various shrubs, willow tree, lights, tap.

### 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 G (£3,569 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.**



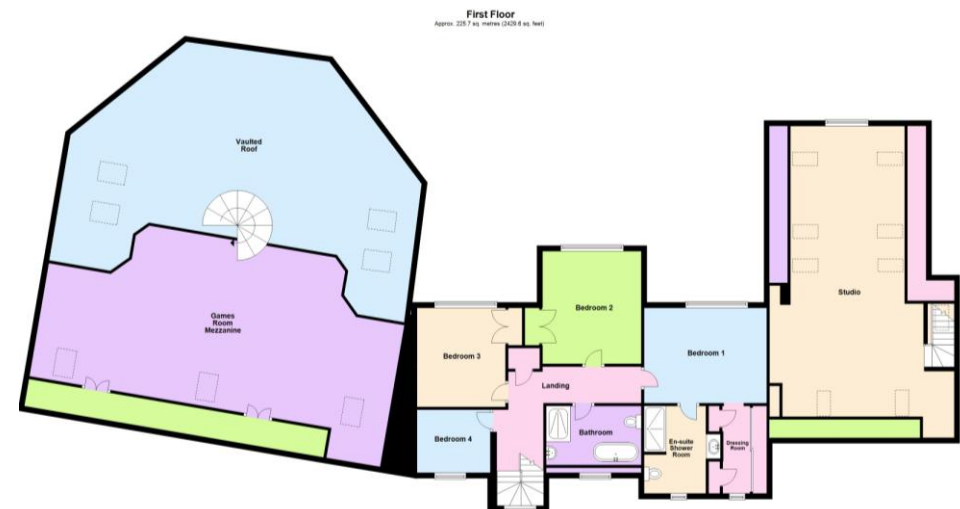
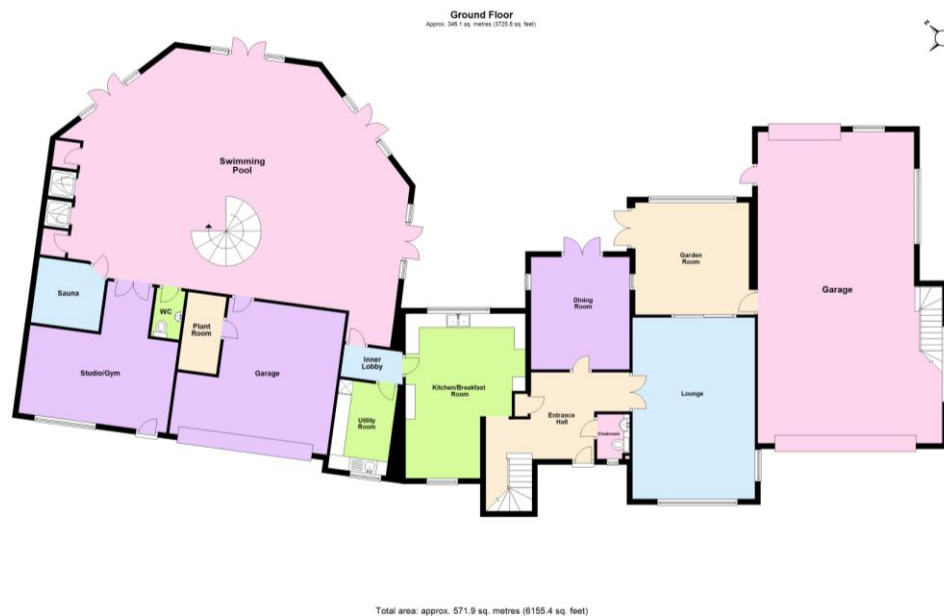












This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.



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.