



Total area: approx. 1150.2 sq. feet



**Aldsworth Close Wellingborough NN8 2NN**  
**Freehold Price £350,000**

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.

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Northants NN8 1BS  
01933 224400

**Irthlingborough Office**   
28 High Street Irthlingborough  
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**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480



**Situated in a cul-de-sac on the popular Wilby Way Estate is this four bedroom detached which benefits from a no chain situation, a 22ft refitted kitchen/dining room with a range of built in appliances, an ensuite shower room to the master bedroom, uPVC double glazing, a cloakroom and a landscaped rear garden. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, ensuite shower room to master bedroom, three further bedrooms, bathroom, gardens to front and rear and a garage.**

Enter via entrance door.

#### Entrance Hall

Stairs to first floor landing, laminate flooring, radiator, door to.

#### Cloakroom

Comprising low flush W.C., wash hand basin, lino flooring, obscure glazed window to side aspect, radiator.

#### Lounge

14' 2" x 10' 5" (4.32m x 3.18m)

Box bay window to front aspect, feature fireplace with coal effect gas fire fitted, T.V. point, radiator, downlights to ceiling.

#### Kitchen/Dining Room

22' 8" max x 9' 9" max (6.91m x 2.97m) (This measurement includes area occupied by the kitchen units)

Comprising one and half bowl single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, built in electric double oven and gas hob with extractor fan over, integrated dishwasher and fridge, two windows to rear aspect, downlights to ceiling, patio door to rear garden, tiled floor, radiator.

#### First Floor Landing

Window to side aspect, airing cupboard housing hot water cylinder, access to loft space.

#### Bedroom One

12' 5" up to wardrobe door x 11' 1" max (3.78m x 3.38m)

Window to rear aspect, radiator, built in double wardrobes with clothes hanging rail, door to.

#### Ensuite Shower Room

Comprising double shower enclosure, low flush W.C., wash hand basin, obscure window to rear aspect, radiator, extractor fan, downlights to ceiling.

#### Bedroom Two

11' 1" plus door recess x 8' 6" max (3.38m x 2.59m)

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 D (£2,248 per annum. Charges for 2025/2026).

#### 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

9' 5" max x 7' 0" plus door recess (2.87m x 2.13m)

Window to front aspect, radiator.

#### Bedroom Four

8' 6" x 6' 6" (2.59m x 1.98m)

Window to front aspect, radiator.

#### Bathroom

Comprising panelled bath with shower over, low flush W.C., wash hand basin, obscure glazed window to front aspect, radiator, lino flooring, extractor fan, downlights to ceiling.

#### Outside

Garage - Electric roller up and over door, plumbing for washing machine, space for tumble dryer, door to entrance hall.

Rear - Patio running width of property, mainly laid to lawn, various shrubs and plants, trees, enclosed by panel fencing, water tap, pedestrian access to front.

Front - Block paved driveway providing off road parking for several vehicles.

#### N.B

The photographs shown in these particulars were taken in 2022.



#### 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.**