



Total area: approx. 133.7 sq. metres (1439.1 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.



**Hamlet Street Wellingborough NN8 3AX**  
**Freehold Price £440,000**

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 estateagents 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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27 Sheep Street Wellingborough  
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01933 224400

**Irlingborough Office**   
28 High Street Irlingborough  
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**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
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**A vacant four bedroom detached house built by David Wilson Homes in 2022 that offers 1,439 sq.ft (133 sq.m) of accommodation and is on Wendel View facing green amenity space. The property benefits from uPVC double glazed doors and windows, gas radiator central heating, a 20ft kitchen/breakfast/dining room with comprehensive range of appliances and quartz work surfaces, a four piece bathroom suite and a master bedroom suite with dressing area and ensuite shower room. To the rear is a garage with a driveway providing parking for two cars, The accommodation briefly comprises entrance hall, cloakroom, study, lounge, kitchen/breakfast/dining room, master bedroom with ensuite dressing area and shower room, three further bedrooms, bathroom, garden to front and rear and a garage.**

Enter via part obscure glazed entrance door to.

#### Entrance Hall

Radiator, built in storage cupboard, wood effect floor, stairs to first floor landing, doors to.

#### Cloakroom

White suite comprising low flush W.C, pedestal hand wash basin, radiator, wood effect floor, obscure glazed window to side effect.

#### Study

8' 2" x 8' 1" (2.49m x 2.46m)  
Window to front aspect, radiator, wood effect floor.

#### Lounge

16' 0" x 11' 9" (4.88m x 3.58m) plus door recess  
Window to side aspect, window to rear aspect, French doors to rear garden, media points, radiator, wood effect floor.

#### Kitchen/Breakfast/Dining Room

Approximately 23ft overall into bay.

#### Kitchen/Breakfast Area

12' 7" narrowing to 10' 2" x 11' 8" (3.84m x 3.56m)  
Comprising quartz worksurface with inset double sink and drainer unit, range of base and eye level units, quartz upstands, built in electric oven, microwave oven, induction hob with extractor hood over, wine chiller, integrated dishwasher and fridge/freezer, radiator, tiled floor, cupboard housing gas fired boiler serving central heating and domestic hot water, inset ceiling lights, French doors with windows either side to rear garden, door to utility room, open plan through to.

#### Dining Area

12' 4" x 9' 10" into bay (0m x 3m)  
Bay window to front aspect, radiator, tiled floor.

#### Utility Room

Quartz worksurfaces with inset bowl sink, cupboard under, wall units, integrated washing machine, space for tumble dryer, extractor vent, tiled floor, part glazed door to rear garden.

#### First Floor Landing

Access to loft space, radiator, airing cupboard housing hot water cylinder, doors to.



#### 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 B (£1,749 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.

#### 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.**

