



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.

Harrowden Road Wellingborough NN8 5BJ

Freehold Price £430,000

Wellingborough Office
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office
28 High Street Irthlingborough
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01933 651010

Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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This impressive and rarely available four bedroom Victorian detached home, ideally positioned close to a wide range of local amenities. Offered with no onward chain, the property has been thoughtfully updated while retaining its period charm. Benefits include a refitted 16ft kitchen/breakfast room with built in appliances and Quartz worktops, a refitted bathroom, a refitted utility room, gas radiator central heating, off road parking to the rear and a burglar alarm system. The property further features a downstairs shower room, a cloakroom, a secluded rear garden, three generous reception rooms and four double bedrooms, including a master bedroom with an en-suite W.C. Character features include 8ft high ceilings, sash windows, feature fireplaces, picture rails and high skirting boards. Early viewing is highly recommended to fully appreciate the size, character and condition of this unique period home.

Enter via Victorian stained glass door.

Entrance Hall

Radiator, stairs to first floor landing with understairs storage cupboard, coving to ceiling.

Cloakroom

Comprising low flush W.C., wash hand basin, built in cupboard with sliding doors, radiator, window to rear aspect.

Shower Room

Refitted to comprise quadrant tiled shower enclosure, wash basin, two obscure glazed windows to garden, towel rail, tiled floor, downlights to ceiling.

Sitting Room

15' 5" max x 13' 4" max (4.7m x 4.06m)

Two windows to front aspect, window to rear aspect, radiator, Victorian cast iron fireplace with antique tiles, coal effect gas fire, slate hearth, radiator, striped cupboard with glass front to chimney breast recess, further built in cupboards either side of chimney breast, coving to ceiling, ornate ceiling.

Lounge

15' 4" max x 14' 4" max (4.67m x 4.37m)

Marble fireplace with Victorian tiles and cast iron surround, coal effect gas fire, slate hearth, two windows to front aspect, radiator, picture rail, T.V. point, arch through to.

Dining Room

12' 4" plus alcove x 11' 9" max (3.76m x 3.58m)

Window to rear aspect, radiator, two built in cupboards to chimney breast recess, coving to ceiling, door to.

Kitchen/Breakfast Room

16' 6" x 9' 3" (5.03m x 2.82m) (This measurement includes area occupied by the kitchen units)

Comprising stainless steel double bowl single drainer sink unit with cupboards under, range of base and eye level units providing quartz work surfaces, built in electric double oven, induction hob and extractor fan over, space for fridge/freezer, freestanding dishwasher, uPVC door to rear garden, two windows to rear garden, three skylight windows to rear, access to loft space, downlights to ceiling, breakfast bar, underfloor heating, door to.



Utility Room

Comprising single drainer stainless steel sink unit with cupboards under, Quartz work surface, freestanding washing machine and tumble dryer, wall mounted gas fired boiler serving central heating and domestic hot water, downlights to ceiling, cupboard housing hot water cylinder, underfloor heating, uPVC door to rear garden.

First Floor Landing

Access to loft space with loft ladder, light and partial boarding, wooden banister and balustrade, door to.

Bedroom One

15' 3" max x 14' 6" max (4.65m x 4.42m)

Window to front and rear aspect, two radiators, built in cupboard with top box over to chimney breast recess, picture rail, door to bedroom four, freestanding Victorian wardrobe with clothes hanging rail and shelving, door to.

W.C.

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

Bedroom Two

15' 4" max x 10' 1" max (4.67m x 3.07m)

Window to front aspect, radiator, built in striped wardrobe with clothes hanging rail with top boxes over, dado rail.

Bedroom Three

14' 3" max x 11' 9" max (4.34m x 3.58m)

Window to rear aspect, radiator, picture rail, freestanding wardrobe with mirrored front.

Bedroom Four

9' 10" x 9' 10" (3m x 3m)

Window to front aspect, radiator, freestanding wardrobe and drawers, door to master bedroom.

Bathroom

Comprising panelled bath with shower over, low flush W.C., wash basin set in vanity unit, obscure glazed window to rear aspect, extractor fan, towel rail, downlights to ceiling.



Outside

Front - Retaining wall, hedging, tiled floor.

Rear - Mainly laid to lawn, various shrubs, plants and flowers, trees, automatic gates providing off road parking, enclosed by brick walling, uPVC doors to garden room and former stable.

Garden Room

13' 4" max x 12' 0" max (4.06m x 3.66m)

Two electric heaters, downlights to ceiling, Victorian cast iron copper with wooden lid, laminate flooring, uPVC window and doors to garden.

Former Stable/Shed

14' 2" max x 16' 2" max (4.32m x 4.93m)

Victorian wash/groom stall, wooden horse manger, wooden bridle rack, original brick floor, water tap.

Energy Performance Rating

This property has an energy rating of D. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band E (£2,748 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

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.

