



## Sandy Close Wellingborough NN8 5AY Freehold Price £400,000

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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Situated in an established non-estate cul de sac off Harrowden Road is this four bedroom detached home offering 1,400 sq.ft of accommodation. The property benefits from uPVC double glazing, gas radiator central heating, built in kitchen appliances and further offers a cloakroom, a utility room, a 19ft lounge, 20ft kitchen/dining room with bi-fold doors to the rear garden, four good size bedrooms with ensuite shower room to the master, a rear garden offering a degree of privacy, off road parking for four/five vehicles and a double garage. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, utility room, master bedroom with ensuite shower room, three further bedrooms, bathroom, gardens to front and rear and a double garage.

Enter via part obscure glazed uPVC door with obscure glazed side panel to.

#### Entrance Hall

Stairs to first floor landing, understairs storage cupboard, cloaks cupboard, laminate flooring, inset ceiling lights, double radiator, telephone point, doors to.

#### Cloakroom

Refitted white suite comprising concealed cistern low flush W.C., hand wash basin with vanity cupboard under, wall hung vanity cupboard, stone effect tiled splash back, laminate flooring, towel radiator, obscure glazed window to side aspect.

#### Lounge

19' 6" x 10' 8" min widening to 12' 6" max (5.94m x 3.25m)  
uPVC French doors with windows either side to rear garden, engineered wood laminate flooring, T.V. point, window to front aspect, two double radiators, inset ceiling lights.

#### Kitchen/Dining Room

20' 0" x 10' 6" (6.1m x 3.2m) (This measurement includes area occupied by the kitchen units)  
Comprising white ceramic butler sink with cupboards under, base and eye level units providing solid wood work surfaces, chopping block, built in double electric oven and hob with extractor hood over, integrated fridge, laminate flooring, inset ceiling lights, radiator, contemporary vertical radiator, window to side aspect, Bi fold doors to rear garden, through to.

#### Utility Room

Comprising stainless steel single drainer sink unit set in solid wood work top, plumbing for washing machine, plumbing for dishwasher, space for tumble dryer, space for fridge/freezer, tiled splash back, tiled floor, eye level units, radiator, part obscure glazed uPVC door and window to side.

#### First Floor Landing

Window to rear aspect, access to loft space with fitted ladder (part boarded and light), airing cupboard housing gas fired combination boiler serving domestic hot water and central heating, inset ceiling lights, radiator, doors to.

#### Bedroom One

13' 9" x 10' 8" max beyond wardrobes (4.19m x 3.25m)  
Window to rear aspect, fitted wardrobes, radiator, door to.

#### Ensuite Shower Room

White suite comprising quadrant tiled shower cubicle, low flush W.C., pedestal hand wash basin, tiled splash back, towel radiator, extractor vent, obscure glazed window to side aspect.

#### Bedroom Two

12' 8" max x 10' 9" (3.86m x 3.28m)  
Window to rear aspect, radiator, inset ceiling lights.

#### Bedroom Three

12' 10" x 8' 4" (3.91m x 2.54m)  
Three windows to front aspect, radiator.

#### Bedroom Four

8' 6" plus door recess x 8' 5" (2.59m x 2.57m)  
Window to front aspect, radiator.

#### Bathroom

White suite comprising panelled bath with mixer shower attachment, low flush W.C., pedestal hand wash basin, tiled splash back, towel radiator, obscure glazed window to front aspect.

#### Outside

Rear - Offering a degree of privacy, decorative patio, lawn edged with stone wall, flower and shrub bed retained by stone wall with slate chippings and various shrubs and bushes, further border with hedges laid with slate chippings, shrub bed with stone chippings, block paved path leading to further lawned area and patio, summer house, enclosed by fencing, gated pedestrian access to front.

Front - Mainly laid to block paving providing off road parking for four/five vehicles, lawn, shrubs, hedging, E.V charging point, side door to garage.

Double garage - 17' 1" x 14' 10" - Electric metal up and over door, sink with hot and cold feed, power and light.

#### 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 E (£2,896 per annum. Charges for 2026/2027).

#### 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.**

