



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.

Nest Lane Wellingborough NN8 4AX Freehold Price £400,000

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 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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Built circa 1940 is this four bedroom semi detached property which was substantially extended in 2007 by way of a double storey extension to the side and rear providing approx. 1851 sq ft of accommodation. The property benefits from uPVC double glazing, granite work surfaces in the kitchen, gas radiator central heating, under floor heating to some rooms, a refitted four piece bathroom suite with a roll top bath, solar panels which aid with heating the hot water and further offers a cloakroom, a breakfast room, an additional bathroom and a 20ft garage. The lounge sits at the rear of the property with bifold doors leading out to the south-east facing rear garden which measures approx. 167ft in length. A viewing is highly recommended to appreciate the size of the rear garden and accommodation which briefly comprises entrance hall, dining room, kitchen, breakfast room, cloakroom, side lobby, four bedrooms, two bathrooms, laundry room, gardens to front and rear and a garage.

Enter via replacement arched wooden door.

Entrance Hall

Stairs to first floor landing, oak wooden flooring, radiator, telephone point, understairs storage area, doors to.

Dining Room

12' 10" max x 11' 0" max (3.91m x 3.35m)

Bay window to front aspect, radiator, coving to ceiling.

Kitchen

13' 6" x 9' 10" (4.11m x 3m) (This measurement includes the area occupied by the kitchen units.)

Comprising double bowl sink unit with cupboards under, range of base and eye level units providing granite work surfaces, a gas cooker point, plumbing for dishwasher, space for fridge/freezer, space for tumble dryer, hatch to breakfast room, uPVC door and window to rear aspect, extractor fan, tiled floor.

Breakfast Room

10' 3" x 6' 11" (3.12m x 2.11m)

Oak wooden flooring, door to side lobby, doors to.

Cloakroom

Comprising low flush W.C., wash bowl on wooden stand, towel radiator, extractor fan, tiled floor.

Lounge

21' 0" max, narrowing to 13' 11" x 13' 2" max (6.4m x 4.01m)

uPVC bi-folding doors to rear garden, wooden floor, underfloor heating, window to side aspect, T.V. point, coving to ceiling.

Side lobby

uPVC door to rear garden, tiled floor, built in corner cupboard with glass front, wooden panelling to dado height, door to garage.

First Floor Landing

Access to loft space, walk in wardrobe area with mirrored front and cloaks hanging rail, doors to.

Bedroom One

13' 6" x 10' 10" (4.11m x 3.3m)

Window to rear garden, wooden floor with under floor heating.



Bathroom

10' 7" max x 9' 9" max (3.23m x 2.97m)

Refitted five piece suite comprising roll top bath with clawed feet and mixer tap, concealed cistem low flush W.C., walk-in shower enclosure, wash hand basin with vanity drawers under, towel radiator, porcelanosa tiled walls, tiled floor, under floor heating, downlights to ceiling, extractor fan, obscure window to rear aspect.

Bedroom Two

13' 7" max x 9' 10" max (4.14m x 3m)

Window to rear aspect, radiator, wooden floor, coving to ceiling.

Bedroom Three

11' 8" max x 11' 6" max (3.56m x 3.51m)

Window to front aspect, radiator, wooden floor, coving to ceiling.

Bedroom Four

15' 0" max x 8' 9" max (4.57m x 2.67m)

Window to front aspect, wooden floor with under floor heating.

Laundry Room

Housing hot water cylinder, work surface with plumbing for washing, extractor fan, access to loft space.

Bathroom

White suite comprising sunk in bath with electric shower over, low flush W.C., wash hand basin, obscure window to front aspect, extractor fan, towel radiator.

Outside

Front - Off road parking for at least two vehicles, various shrubs, plants and trees.

Garage - 20ft max x 9' 11" max (Measured internally)

Electric up and over door, wall mounted gas fired boiler serving central heating and domestic hot water, door to lobby.

Rear - South east facing measuring approximately 167ft in length.

Patio area, mainly laid to lawn, various trees, shrubs, bushes, plants, flowers, fencing, outside power, water tap, security lighting, 11' 7" x 7' 0" wooden summer house with power and light, ideal for working from home, decking area.



Energy Performance Rating

We currently await the results of the energy assessment.

Council Tax

We understand the council tax is band C (£2,106 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

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.

