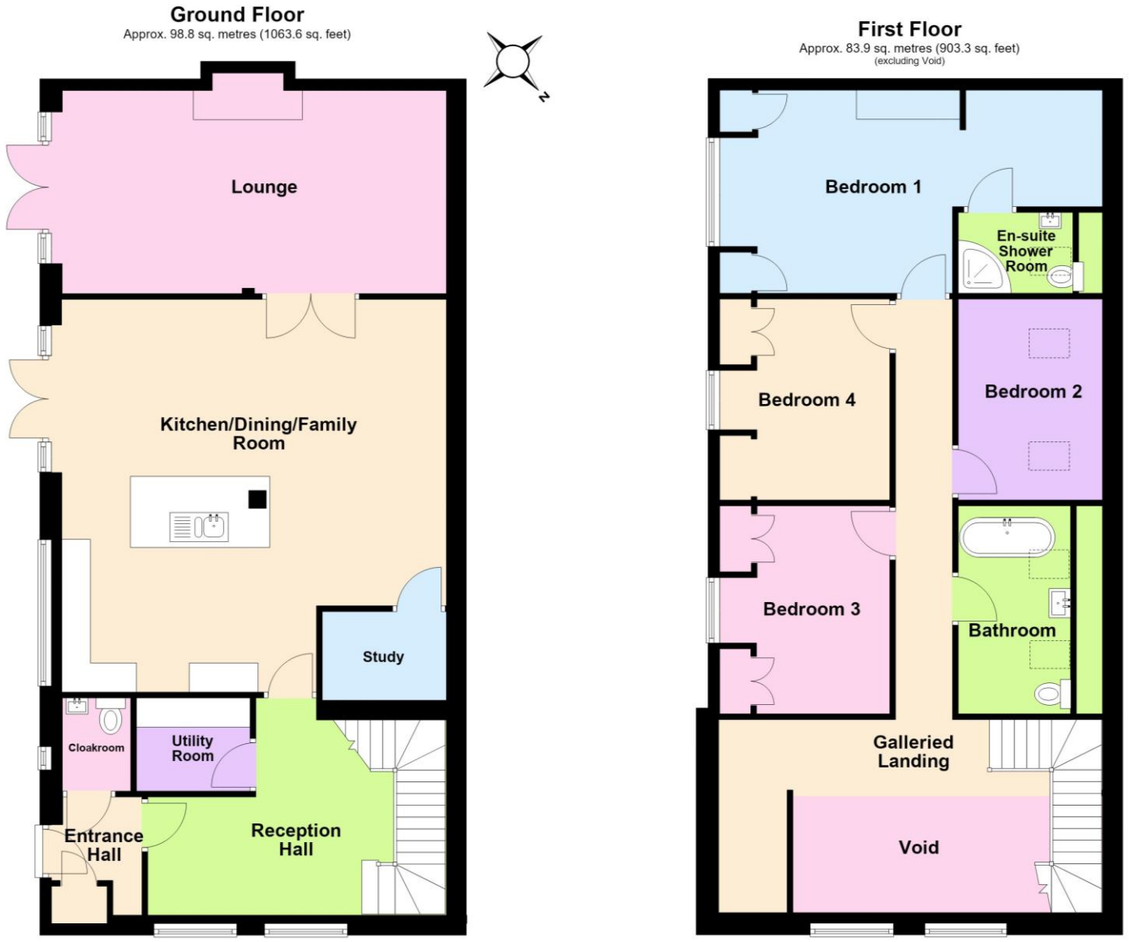
Elm Street Wellingborough

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Total area: approx. 182.7 sq. metres (1966.9 sq. feet)

This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fitments and kitchen units may vary in shape and size.







The Old Mission Hall Elm Street Wellingborough NN8 5AU

Freehold Price £490,000

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

Irthlingborough Office
28 High Street Irthlingborough
Northants NN9 5TN
01933 651010

Rushden Office
74 High Street Rushden
Northants NN10 0PQ
01933 480480

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 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.

Dating back to the late 1800's is this detached former mission hall which has also been used as a shoe factory and converted to a residential house in 2008. Situated between Hatton Park Road and Harrowden Road the property is superbly presented and provides over 1,900 sq.ft of accommodation and offers some unique features such as the steel staircase with hardwood treads, galley landing, double height windows and a 22ft x 22ft kitchen/dining/family room. The property further benefits from uPVC double glazed windows, gas radiator central heating, a fitted kitchen with range style cooker, quality cloakroom, ensuite shower room and bathroom suites and externally there is landscaped courtyard style garden and outbuilding/workshop. The accommodation briefly comprises entrance hall, reception hall, cloakroom, study, lounge, kitchen/dining room/family room, master bedroom with dressing area and ensuite shower room, three further bedrooms, bathroom and garden.

Enter via double wooden gates to covered foregarden, entrance door to.

Entrance Hall
Quarry tiled floor, inset ceiling lights, cupboard housing gas fired boiler serving central heating and domestic hot water, doors to.

Cloakroom
White suite comprising low flush W.C., wash basin with mixer tap and vanity cupboard under, tiled splash backs, radiator, tiled floor, obscure glazed window to side aspect.

Reception Hall
Double height, two large windows to front aspect, vertical radiator, tiled floor, steel feature staircase with hardwood treads, doors to.

Utility Room
Worksurface with space and plumbing under for appliances, extractor vent, tiled floor.

Kitchen/Dining/Family Room
22' 3" max x 22' 1" max (6.78m x 6.73m) (This measurement includes area occupied by the kitchen units)
Large open plan living space, island with inset one and a half bowl coloured single drainer sink unit with cupboards under, mixer tap, freestanding range duel fuel range style cooker with extractor hood over, quartz worksurfaces, upstands and splash back, space for fridge/freezer, low level plinth lights, inset ceiling lights, two radiators, grey wood grain effect floor tiles, window to side aspect, French doors with windows either side to garden, doors to.

Study
6' 9" x 5' 3" (2.06m x 1.6m)
Radiator, wood effect floor, currently used as a walk in pantry.

Lounge
22' 2" x 11' 3" (6.76m x 3.43m)
Brick chimney with brick hearth and wood burner, radiator, wood effect laminate floor, inset ceiling lights, T.V. point, French doors with windows either side to garden.

First Floor
Gallery landing, wood effect laminate floor with inset floor lights, inset ceiling lights, radiator, ideal snug area or study. The landing also provides access to rooms and has access to loft space with ladder, light and boards, further inset ceiling lights and wood effect laminate floor, doors to.

Bedroom One
22' 0" narrowing to 13' 1" x 11' 5" narrowing to 6' 6" (6.71m x 3.48m)
Window to side aspect, radiator, eaves cupboards, inset ceiling lights, dressing area, door to.

Ensuite Shower Room
White suite with black fitments comprising quadrant shower enclosure, wash basin with mixer tap and vanity cupboard under, low flush W.C. with concealed cistern, black towel radiator, tiled floor, inset ceiling lights, sky light window, extractor vent.

Bedroom Two
11' 2" x 8' 6" (3.4m x 2.59m)
Two skylight windows, radiator.

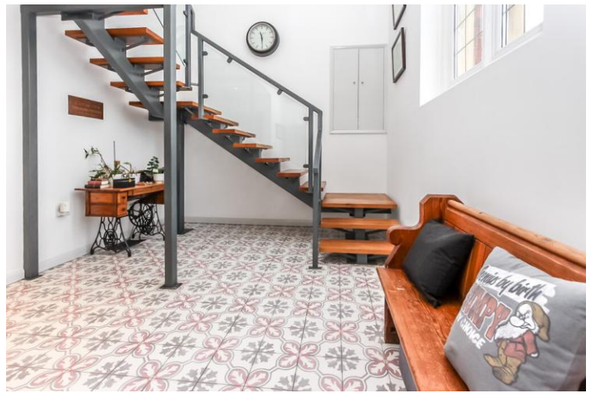
Bedroom Three
11' 5" x 9' 6" narrowing to 7' 4" (3.48m x 2.9m)
Window to side aspect, radiator, two eaves cupboards, inset ceiling lights.

Bedroom Four
11' 4" x 9' 6" narrowing to 7' 4" (3.45m x 2.9m)
Window to side aspect, radiator, two eaves cupboards, inset ceiling lights.

Bathroom
White traditional suite comprising slipper claw foot bath with mixer shower, further shower fitted over, pedestal hand wash basin, low flush W.C., tiled splash areas, panelling, chrome effect towel radiator, inset ceiling lights, tiled floor, electric extractor vent, two skylight windows.

Outside
Garden - Situated to side of property, patio, pergola with climbing ivy, clematis and roses, shrubs and grape vine, slate chippings, power point, lights, brick built outbuilding with two windows and power and light, enclosed by brick walls, iron gate to front.





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

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.





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