

## STATION ISLAND

Wellingborough, Northamptonshire NN8 1UD

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2 bedroom houses with private gardens and allocated parking

AVAILABLE TO RESERVE OFF PLAN



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**Stonewater is proud to present 128 new homes at Station Island on the outskirts of the popular Northamptonshire market town of Wellingborough, 39 of which will be available through shared ownership.** The initial collection of shared ownership homes on offer comprises two bedroom terraced and end-of-terrace houses and three-storey, four bedroom town houses. In keeping with the rest of the development each will feature modern energy efficiency measures including air source heat pumps and photovoltaic panels which are not only good for the environment but may also help to reduce energy bills.

The two bedroom houses offer a spacious separate kitchen/dining room on the ground floor together with a useful cloakroom with WC and handbasin and a large living room with doors opening on to the rear garden. Upstairs are two double bedrooms and a family bathroom.

The four bedroom town houses are available with two varying interior configurations; both offer a separate kitchen/dining room on the ground floor together with a cloakroom with WC and handbasin and a large living room with doors opening on to the rear garden. One house type then offers four bedrooms spread evenly over the first and second floors, complemented by a family shower room on the first floor and an en-suite bathroom to the master bedroom on the second. The other has three bedrooms plus a family bathroom on the first floor and a single master bedroom with en-suite shower room on the second. Each house, whether two or four bedroom, benefits from allocated off-street parking.

Wellingborough is a town in the south east corner of Northamptonshire which offers a relaxed, market-town atmosphere surrounded by beautiful open countryside. The town is home to a variety of pubs, bars and restaurants as well as shops.

The Swansgate Centre shopping mall in the town centre, for example, hosts many well-known high street stores including Boots, Superdrug and Wilkinsons. Nene Court Shopping Village, also in the town centre, is home to a variety of independent shops, cafes and businesses set within former Victorian gasworks buildings.

Wellingborough's general market takes place every Wednesday, Friday and Saturday in the Market Square with an additional bric-a-brac market being held every Tuesday. Closer to home, everyday shopping needs are catered for by a local Asda; Wellingborough also has several edge-of-town superstores including Sainsbury's, Morrisons and Tesco.

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Exercise enthusiasts are well served by the Redwell Leisure Centre, which offers a gym, a studio, squash courts and a variety of exercise classes including aerobics and yoga. Closer still is Diana's Health & Fitness Gym, a neighbourhood gym a few minutes' walk from the development considered one of the friendliest in the area.

Wellingborough is surrounded by glorious open countryside including several popular country parks. Nearby Sywell Country Park has a 67-acre lake popular with anglers and is ideal for wild water swimming. Slightly further afield is Stanwick Lakes, a 750-acre nature reserve with more than seven miles of walks, cycle tracks, a heritage trail and picnic areas.

Wellingborough is well known for its schools which include Wellingborough School, one of the UK's oldest. The town also boasts a 100 per cent Ofsted rating of either 'Good' or 'Outstanding' for all of its secondary schools. Schools within Station Island's catchment include Redwell Primary School, an Academy for ages 4 to 11 years rated 'Good' by Ofsted. Nearby Sir Christopher Hatton Academy for pupils aged 11 to 18 years boasts an 'Outstanding' Ofsted rating.

Station Island is well placed for travel, being conveniently located for the A6 and A45. Neighbouring towns such as Kettering and Northampton are easily accessible by car as are both the A1(M) and the M1 motorways. Luton Airport is 45 miles away via the A508 and the M1. Direct services of 55 minutes travelling time run into London St Pancras International from Wellingborough station; cities to the north including Leicester and Nottingham are 38 minutes and 60 minutes away respectively.

- Diana's Health & Fitness Gym 0.3 miles
- Wellingborough station 1.3 miles
- ALDI superstore 1.2 miles
- Sir Christopher Hatton Academy 1.3 miles
- Redwell Leisure Centre 3.1 miles
- Sywell Country Park 7.1 miles
- Kettering town centre 10.1 miles
- Northampton town centre 12.4 miles





# SITE PLAN



# PLOT 28

110 Roundhouse Way, Wellingborough, Northamptonshire NN8 1UE



## 2 bedroom end-of-terrace house

Off-road parking  
Turfed garden  
Downstairs WC

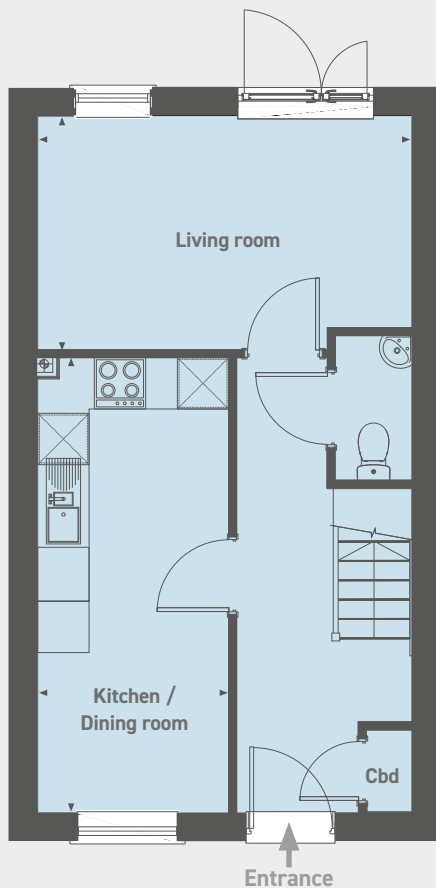
**£100,000 for a 40% share**

Open Market Value: **£250,000**

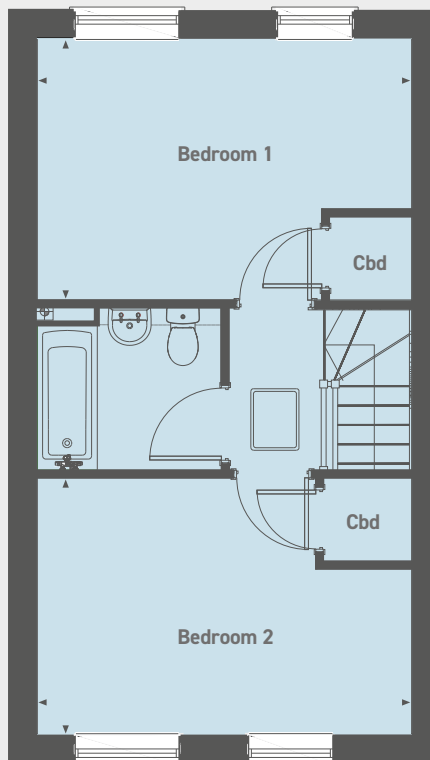
Monthly Rent: **£343.75**

Service Charge: **£11.79**

Ground floor



First floor



### Ground floor

Kitchen / Dining Room  
5.30m x 2.20m (17'3" x 7'2")

Living Room  
4.40m x 2.70m (14'4" x 8'8")

### First floor

Bedroom 1  
4.40m x 3.00m (14'4" x 9'8")

Bedroom 2  
4.40m x 3.00m (14'4" x 9'8")



# PLOT 29

112 Roundhouse Way, Wellingborough, Northamptonshire NN8 1UE



## 2 bedroom mid-terrace house

Off-road parking  
Turfed garden  
Downstairs WC

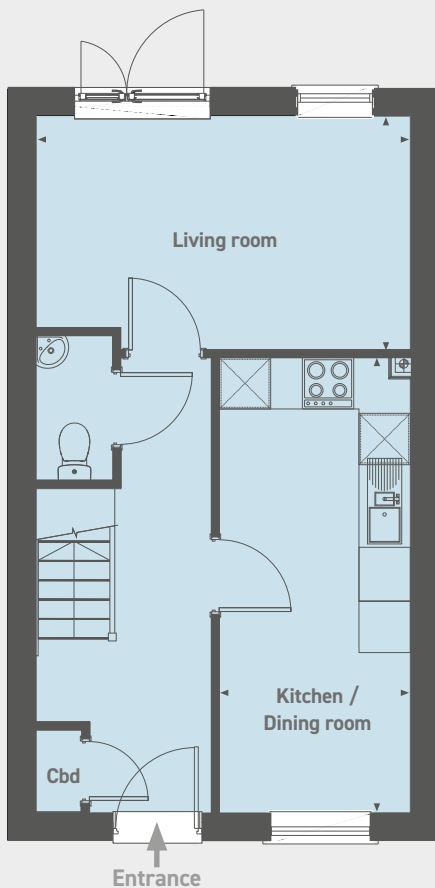
**£98,000 for a 40% share**

Open Market Value: **£245,000**

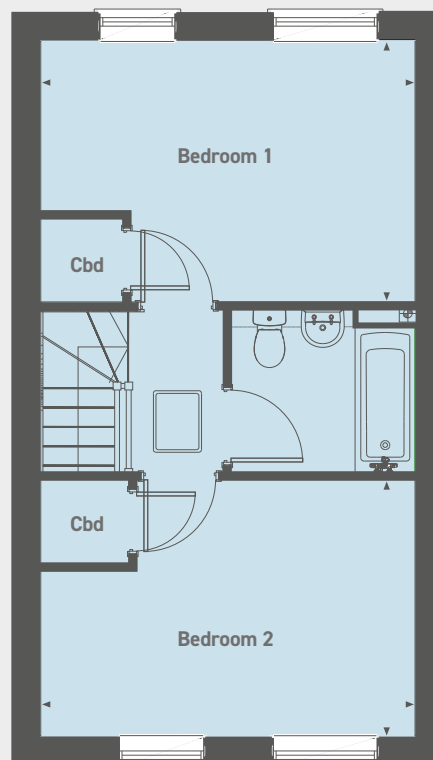
Monthly Rent: **£336.87**

Service Charge: **£11.79**

Ground floor



First floor



### Ground floor

Kitchen / Dining Room  
5.30m x 2.20m (17'3" x 7'2")

Living Room  
4.40m x 2.70m (14'4" x 8'8")

### First floor

Bedroom 1  
4.40m x 3.00m (14'4" x 9'8")

Bedroom 2  
4.40m x 3.00m (14'4" x 9'8")

# PLOT 30

114 Roundhouse Way, Wellingborough, Northamptonshire NN8 1UE



## 2 bedroom mid-terrace house

Off-road parking  
Turfed garden  
Downstairs WC

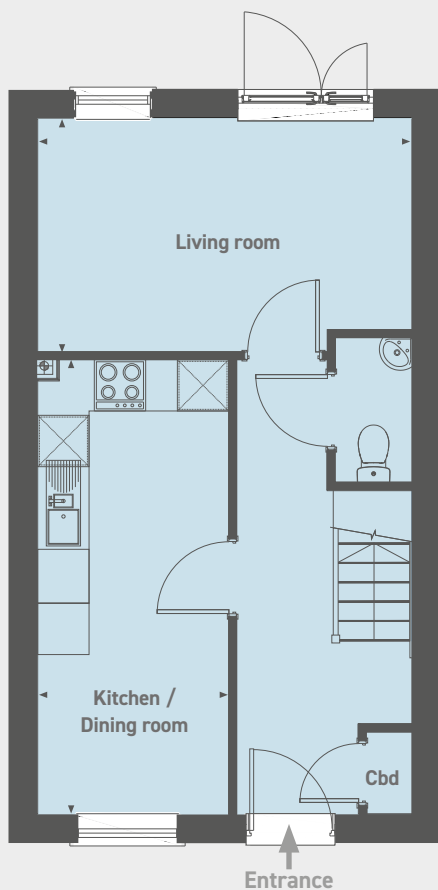
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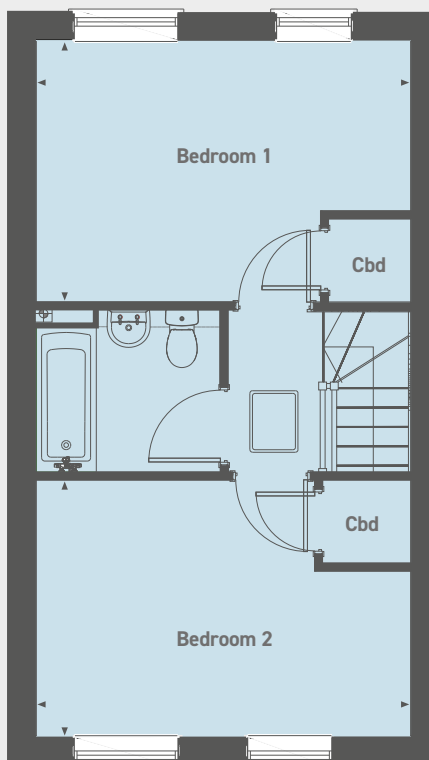
Monthly Rent: **£336.87**

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Ground floor



First floor



### Ground floor

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Living Room  
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### First floor

Bedroom 1  
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Bedroom 2  
4.40m x 3.00m (14'4" x 9'8")



# PLOT 31

116 Roundhouse Way, Wellingborough, Northamptonshire NN8 1UE



## 2 bedroom end-of-terrace house

Off-road parking  
Turfed garden  
Downstairs WC

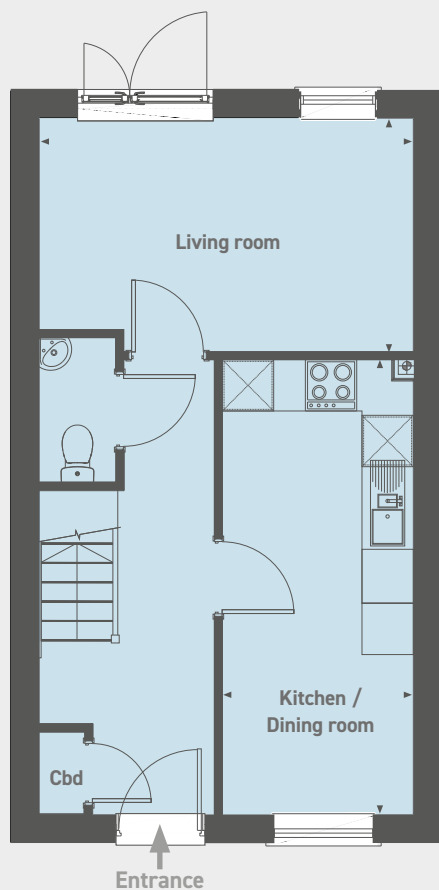
**£100,000 for a 40% share**

Open Market Value: **£250,000**

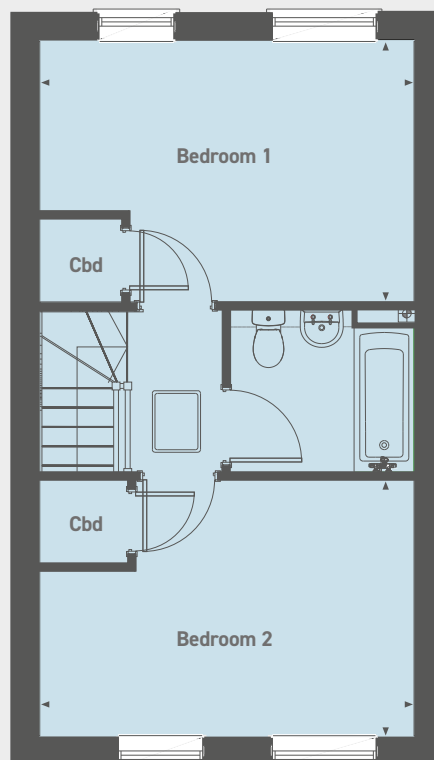
Monthly Rent: **£343.75**

Service Charge: **£11.79**

Ground floor



First floor



### Ground floor

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Please note the most up-to-date availability can be found on our website [www.stonewaterhomes.co.uk](http://www.stonewaterhomes.co.uk).

Alternatively call the New Homes team to find out more on 02380 658 836

Further details are available upon request.

[FIND OUT ABOUT SHARED OWNERSHIP](#)

Please note that all sales particulars and images are for marketing and illustrative purposes only. Computer generated images are representative of the house type and not necessarily the specified plot as some details may vary. Plans may contain elements which are not present upon the final completion of the property. All room dimensions are approximate and are for general guidance only.

