

## STATION ISLAND

Wellingborough, Northamptonshire NN8 1UD

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4 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, three bedroom semi-detached and three-storey town houses, and 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 three-bedroom 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 offers three bedrooms upstairs, complemented by a family bathroom and an en-suite shower room to the master bedroom. The three-bedroom town house has two bedrooms and a family bathroom on the first and a master bedroom with en-suite shower room on the second. Each house type benefits from allocated off-street parking for two vehicles.

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.

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.

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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 73

5 Saunders Way, Wellingborough, Northamptonshire NN8 1UG



Computer generated image is representative of the house type and not necessarily the specified plots as some details may vary.

## 4 bedroom end-of-terrace house

Off-road parking  
Turfed garden  
Downstairs WC

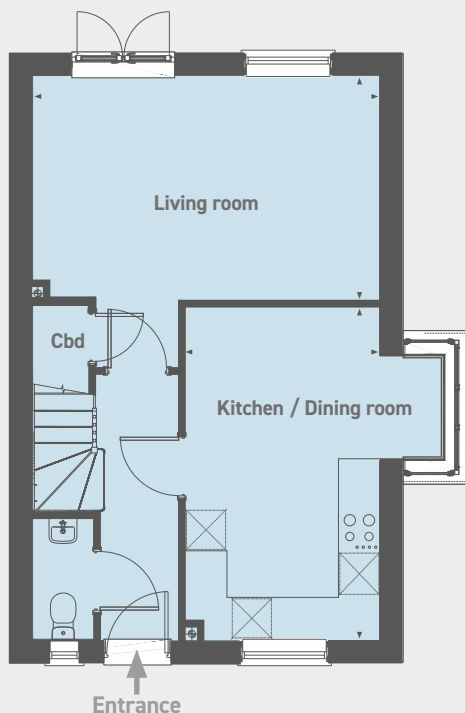
**£136,000 for a 40% share**

Open Market Value: **£340,000**

Monthly Rent: **£467.50**

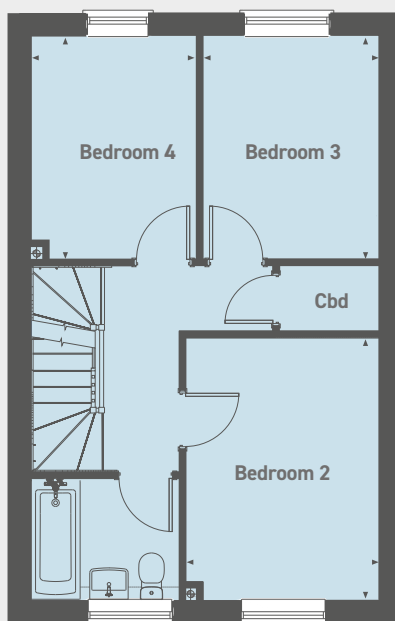
Service Charge: **£11.79**

Ground floor



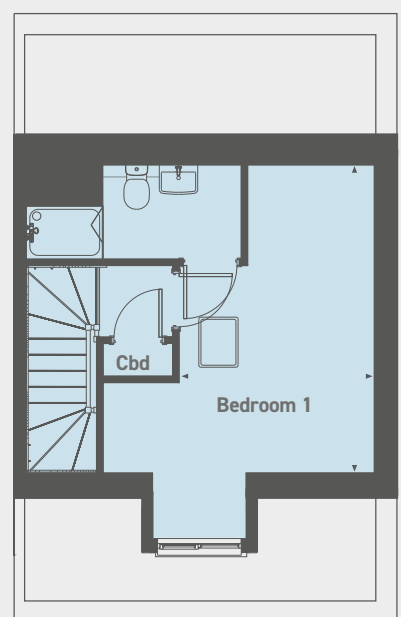
Kitchen / Dining Room  
4.80m x 2.80m (15'7" x 9'1")  
Living Room  
5.00m x 3.20m (16'4" x 10'4")

First floor



Bedroom 2  
3.70m x 2.80m (12'1" x 9'1")  
Bedroom 3  
3.20m x 2.50m (10'4" x 8'2")  
Bedroom 4  
3.20m x 2.40m (10'4" x 7'8")

Second floor



Bedroom 1  
4.40m x 2.80m (14'4" x 9'1")

# PLOT 74

3 Saunders Way, Wellingborough, Northamptonshire NN8 1UG



Computer generated image is representative of the house type and not necessarily the specified plots as some details may vary.

## 4 bedroom mid-terrace house

Off-road parking  
Turfed garden  
Downstairs WC

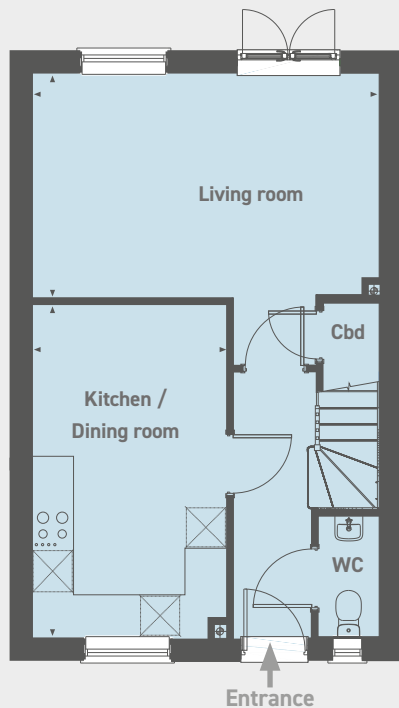
**£134,000 for a 40% share**

Open Market Value: **£335,000**

Monthly Rent: **£460.62**

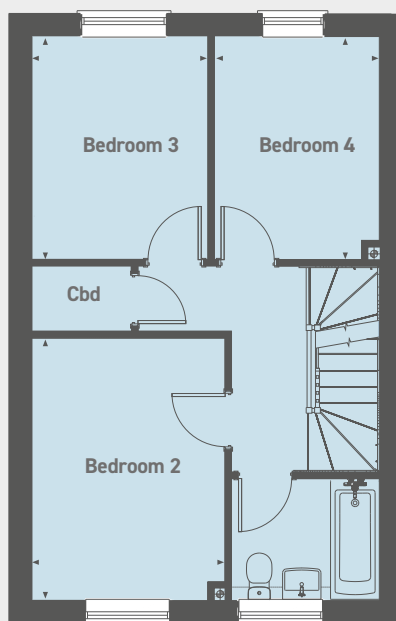
Service Charge: **£11.79**

Ground floor



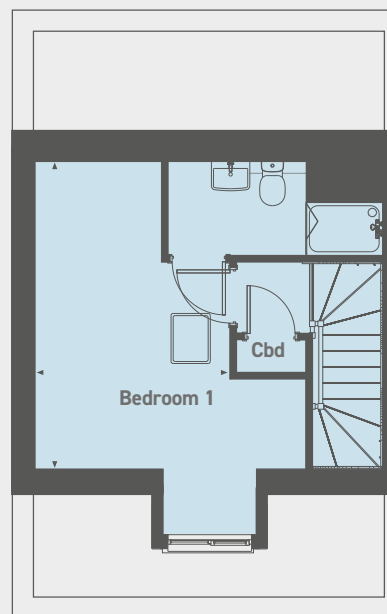
Kitchen / Dining Room  
4.80m x 2.80m (15'7" x 9'1")  
Living Room  
5.00m x 3.20m (16'4" x 10'4")

First floor



Bedroom 2  
3.70m x 2.80m (12'1" x 9'1")  
Bedroom 3  
3.20m x 2.50m (10'4" x 8'2")  
Bedroom 4  
3.20m x 2.40m (10'4" x 7'8")

Second floor



Bedroom 1  
4.40m x 2.80m (14'4" x 9'1")

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.

# PLOT 75

1 Saunders Way, Wellingborough, Northamptonshire NN8 1UG



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## 4 bedroom end-of-terrace house

Off-road parking  
Turfed garden  
Downstairs WC

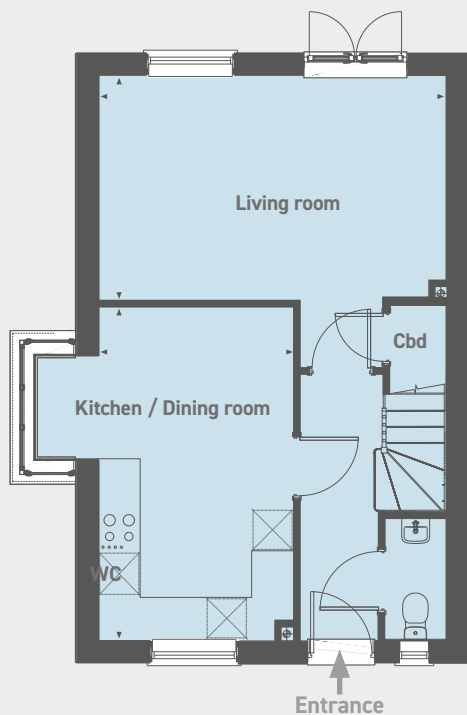
**£136,000 for a 40% share**

Open Market Value: **£340,000**

Monthly Rent: **£467.50**

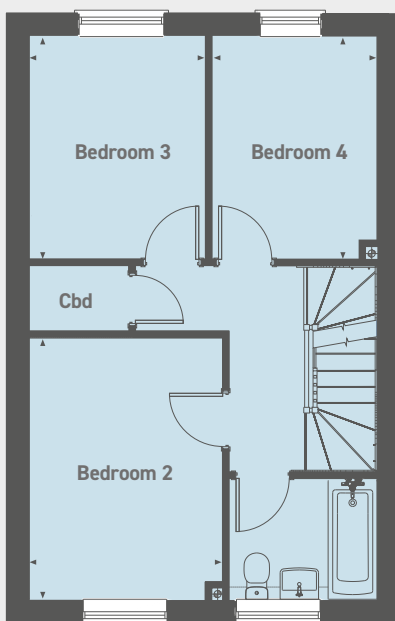
Service Charge: **£11.79**

Ground floor



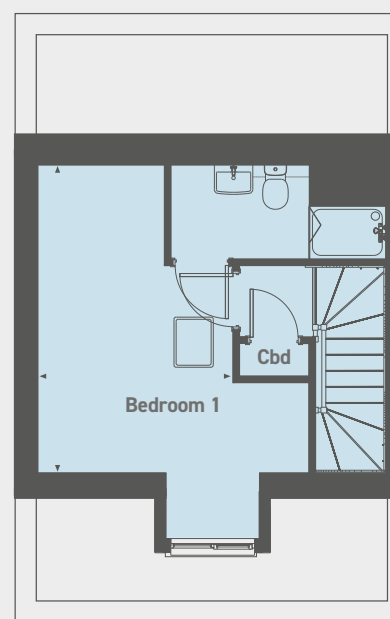
Kitchen / Dining Room  
4.80m x 2.80m (15'7" x 9'1")  
Living Room  
5.00m x 3.20m (16'4" x 10'4")

First floor



Bedroom 2  
3.70m x 2.80m (12'1" x 9'1")  
Bedroom 3  
3.20m x 2.50m (10'4" x 8'2")  
Bedroom 4  
3.20m x 2.40m (10'4" x 7'8")

Second floor



Bedroom 1  
4.40m x 2.80m (14'4" x 9'1")

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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

*Stonewater, as a responsible Landlord, takes the safety of all of our customers seriously. During the process of purchasing shares in your home, we want to make sure you have considered how you will evacuate the home in the event of a fire. Please make sure you have fully considered the suitability of the property for you and all household members and ensure you have considered how you will evacuate quickly and safely in the event of a fire. If you require any support from Stonewater, please let us know.*

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