NIORT WAY, PHASE 2

Wellingborough, Northamptonshire NN8 3FG

2 bedroom houses with private gardens and parking for Shared Ownership

AVAILABLE TO RESERVE OFF PLAN



P7962

NIORT WAY, PHASE 2

Wellingborough, Northamptonshire NN8 3FG

Stonewater, in partnership with Taylor Wimpey, presents a collection of **two and three bedroom houses for shared ownership** at the second phase of its popular Niort Way development, to the north of Wellingborough town centre. Each property is offered with allocated parking and a turfed rear garden as standard.

Nearby Wellingborough is a bustling town located in the south east corner of Northamptonshire. As one of the county's oldest recorded towns Wellingborough is listed in the Domesday Book, and today 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 Tesco Express; Wellingborough also has several edge-of-town superstores including Sainsbury's, Morrisons and Tesco.

Exercise enthusiasts are well served by the Redwell Leisure Centre, a short walk from the development. The Centre offers a gym, a studio, squash courts and runs a variety of exercise classes including aerobics and yoga.

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 'Ouststanding' for all of its secondary schools. Schools close to the development 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.

Niort Way 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.

• Tesco Express	0.3 miles	• Sywell Country Park	5 miles
• Redwell Leisure Centre	0.5 miles	• Kettering town centre	6.7 miles
• Redwell Primary School	0.6 miles	• Stanwick Lakes	7.7 miles
• Sir Christopher Hatton Academy	1.4 miles	• Northampton town centre	12.7 miles
• Wellingborough station	4.4 miles	• Luton Airport	45 miles

SITE PLAN

N



PLOT 164

6 Kirkgate View, Wellingborough, Northamptonshire NN8 6FH



CGI's are representative of the house type and not necessarily the specified plot as some details including finishes and roof colour may vary.

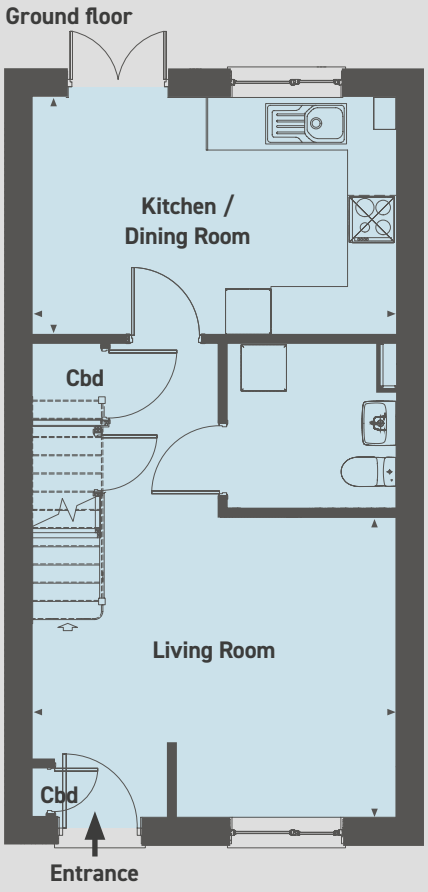
2 bed mid-terrace house

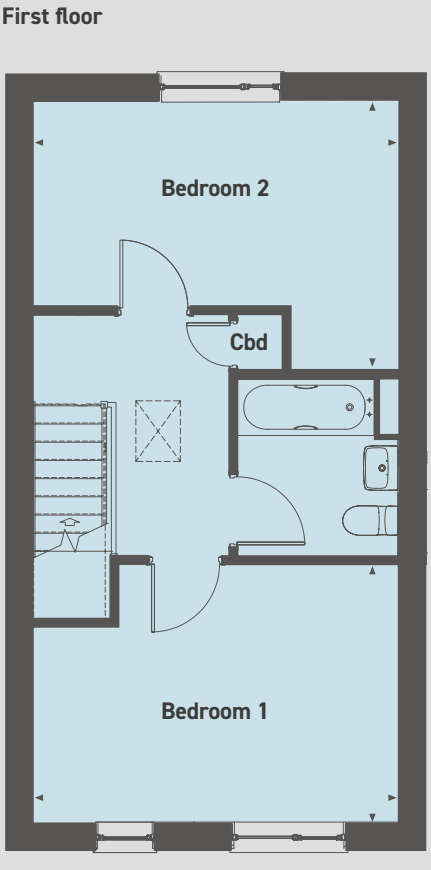
Off-road parking for 2 cars
Rear garden
Downstairs WC

£108,000 for a 40% share

Open Market Value: **£270,000**
Monthly Rent: **£371.25**

Service Charge: **£108.64 per month**





Ground floor

Kitchen / Dining
4.56m x 2.97m (14'9" x 9'7")

Living Room
4.56m x 3.77m (14'9" x 12'3")

First floor

Bedroom 1
4.56m x 3.22m (14'9" x 10'5")

Bedroom 2
4.56m x 3.35m (14'9" x 10'9")

Please note that all sales particulars and images are for marketing and illustrative purposes only. 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. Computer generated images are representative of the house type and not necessarily the specified plot as some details may vary.

PLOT 167

12 Kirkgate View, Wellingborough, Northamptonshire NN8 6FH



CGI's are representative of the house type and not necessarily the specified plot as some details including finishes and roof colour may vary.

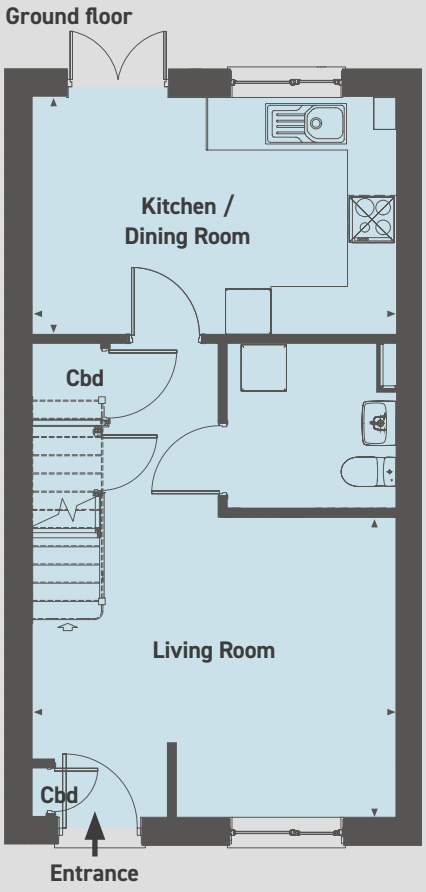
2 bed mid-terrace house

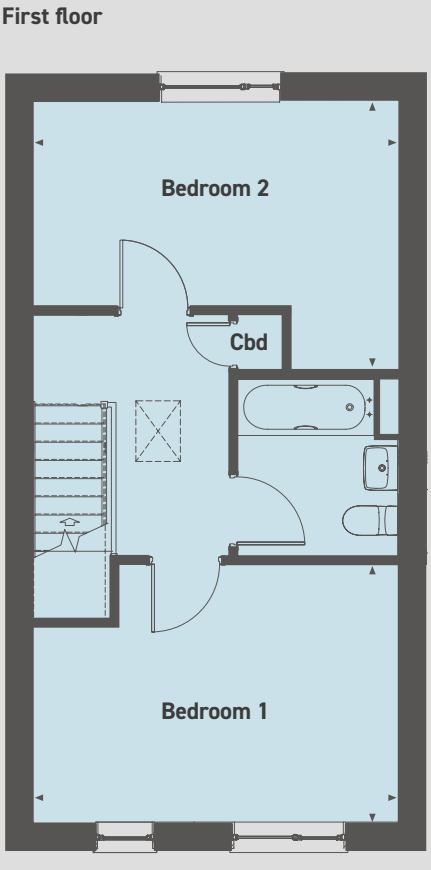
Off-road parking for 2 cars
Rear garden
Downstairs WC

£108,000 for a 40% share

Open Market Value: **£270,000**
Monthly Rent: **£371.25**

Service Charge: **£108.64 per month**





Ground floor

Kitchen / Dining
4.56m x 2.97m (14'9" x 9'7")

Living Room
4.56m x 3.77m (14'9" x 12'3")

First floor

Bedroom 1
4.56m x 3.22m (14'9" x 10'5")

Bedroom 2
4.56m x 3.35m (14'9" x 10'9")

Please note that all sales particulars and images are for marketing and illustrative purposes only. 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. Computer generated images are representative of the house type and not necessarily the specified plot as some details may vary.

PLOT 172

22 Kirkgate View, Wellingborough, Northamptonshire NN8 6FH



CGI's are representative of the house type and not necessarily the specified plot as some details including finishes and roof colour may vary.

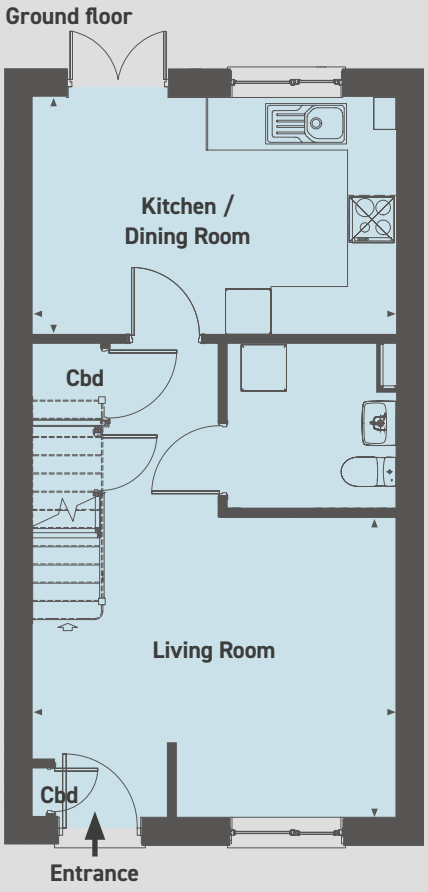
2 bed mid-terrace house

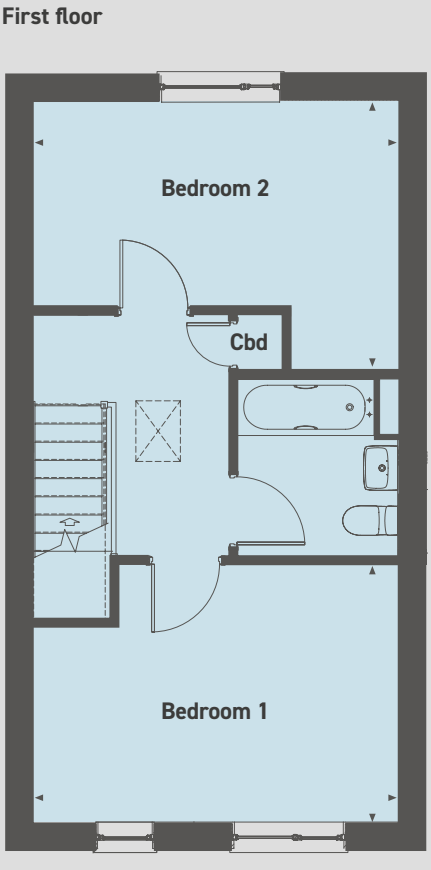
Off-road parking for 2 cars
Rear garden
Downstairs WC

£108,000 for a 40% share

Open Market Value: **£270,000**
Monthly Rent: **£371.25**

Service Charge: **£108.64 per month**





Ground floor

Kitchen / Dining
4.56m x 2.97m (14'9" x 9'7")

Living Room
4.56m x 3.77m (14'9" x 12'3")

First floor

Bedroom 1
4.56m x 3.22m (14'9" x 10'5")

Bedroom 2
4.56m x 3.35m (14'9" x 10'9")

Please note that all sales particulars and images are for marketing and illustrative purposes only. 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. Computer generated images are representative of the house type and not necessarily the specified plot as some details may vary.

NIORT WAY, PHASE 2

Wellingborough, Northamptonshire NN8 3FG

Please note the most up-to-date availability can be found on our website 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.

We are committed to making our information accessible to everyone. If you need this document or any information on our website in an alternative format, such as large print, Braille, audio, Easy Read, British Sign Language (BSL), or another language, please contact us. We will be able to provide the information in a format that meets your needs.

Please note that all sales particulars and images are for marketing and illustrative purposes only. Plans, computer generated images and photos may contain elements which are not present upon the final completion of the property.

STONEWATER