STONEWATER

# STATION ISLAND

Wellingborough, Northamptonshire NN8 1UD

3 bedroom home with private garden and allocated parking for **Rent to Buy**

AVAILABLE TO RESERVE OFF PLAN



P7879

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Wellingborough, Northamptonshire NN8 1UD

**Stonewater is proud to present 128 new homes at Station Island on the outskirts of the popular Northamptonshire market town of Wellingborough, 14 of which will be available through rent to buy.** The initial collection of rent to buy homes on offer comprises two, three and four bedroom terraced, end-of-terrace and semi-detached 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 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. The bedrooms are complemented by a family bathroom and an en-suite shower room to the master bedroom. Each house 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.

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 'Ouststanding' 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

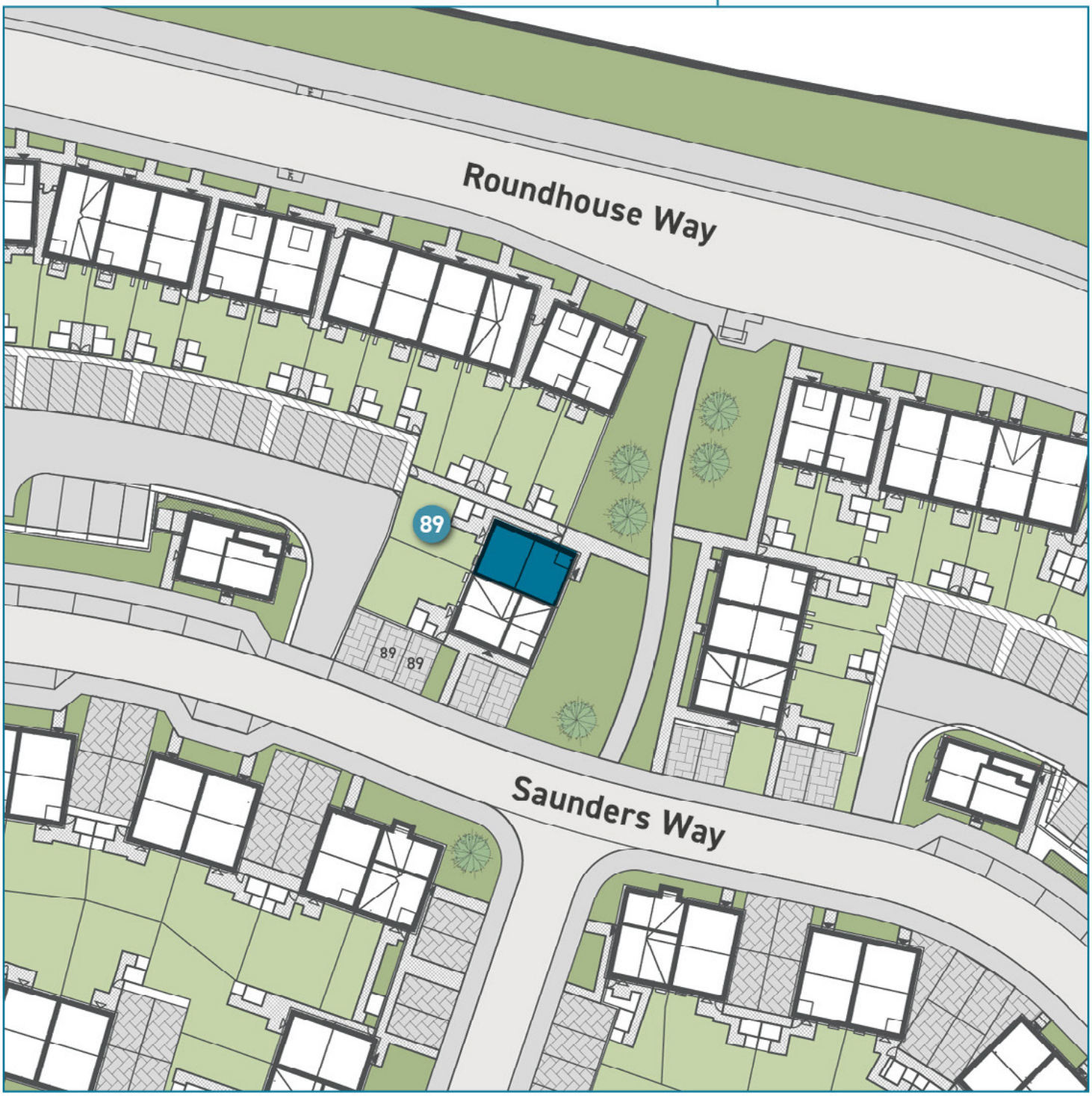
Northampton town centre 12.4 miles



# SITE PLAN

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# PLOT 89

19 Saunders Way, Wellingborough, Northamptonshire NN8 1UG

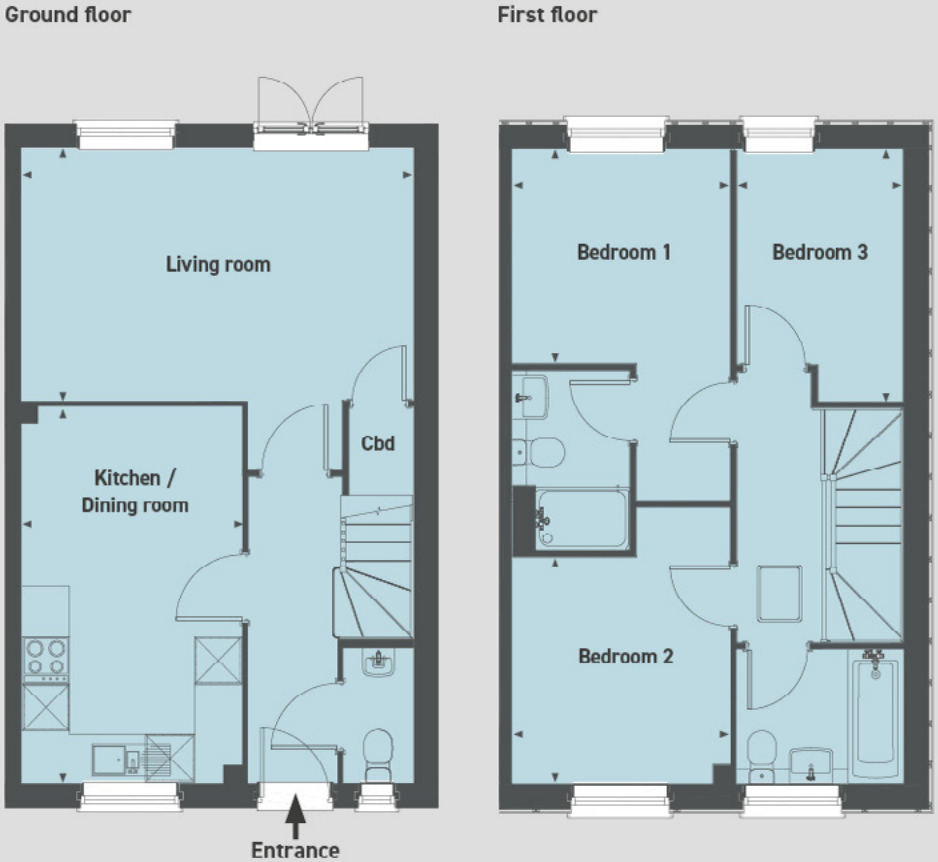


Please note that the above computer generated image is representative of the house type and not the specified plot as some details may vary.

## 3 bedroom semi-detached house

Off-road parking
Turfed garden

Open Market Value: **£290,000**
Monthly Rent: **£1,112.00**
(includes service charge)




**Ground floor**

Kitchen / Dining Room
4.88m x 2.83m (16'0" x 9'2")

Living Room
5.03m x 3.23m (16'5" x 10'5")

**First floor**

Bedroom 1
2.81m x 2.74m (9'2" x 8'9")

Bedroom 2
2.92m x 2.81m (9'5" x 9'2")

Bedroom 3
3.23m x 2.16m (10'5" x 7'0")

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.

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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

**Rent to Buy** is a scheme which allows you to rent a home at 80% of the market rent, providing you with the opportunity to save towards a deposit to then go on and buy your own home. Our homes will be let on an Assured Shorthold Tenancy for 5 years giving you plenty of time to build up a deposit, after which Stonewater will provide you with an opportunity to buy 100% of the home you know and love.

FIND OUT ABOUT RENT TO BUY

*Stonewater, as a responsible Landlord, takes the safety of all of our customers seriously. During the process of securing your new rent-to-buy 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.**

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