



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

Mallows Drive Raunds NN9 6SF Freehold Price £240,000

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 surveyor's 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.

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27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office
28 High Street Irthlingborough
Northants NN9 5TN
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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Offered with no upward chain is this modern but now established three bed roomed semi detached property situated in the popular town of Raunds with features to include a refitted kitchen with granite worktops, refitted shower room, uPVC double glazing, gas radiator central heating and offers off road parking for two cars and a sun room addition to the rear. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, sun room, three bedrooms, shower room, front and rear gardens, single garage (currently partitioned used as a study area with separate W.C and utility area which could easily be re-instated as a garage).

Enter via composite front door to:

Entrance Hall

Stairs rising to first floor landing, radiator, tiled flooring, door to:

Lounge

13' 0" max. x 11' 6" max. (3.96m x 3.51m)

Window to front aspect, electric fire with feature surround, under stairs storage cupboard, T.V. point, radiator.

Kitchen/Dining Room

16' 3" x 9' 5" (4.95m x 2.87m) (This measurement includes the area occupied by the kitchen units)

Refitted to comprise one and a half bowl inset single drainer sink unit with cupboard under, a range of eye and base level units providing granite work surfaces, tiled splash backs, gas cooker point and space, extractor, fridge/freezer space, breakfast bar, magic corners, window and French door to rear aspect.

Sun Room

15' 4" x 9' 1" (4.67m x 2.77m)

Window to side and rear aspects, French door to rear aspect, tiled flooring, radiator, door to garage/utility area.

First Floor Landing

Loft access, airing cupboard housing water cylinder and shelving, storage cupboard, doors to:

Bedroom One

11' 7" x 8' 7" (3.53m x 2.62m)

Window to front aspect, radiator.

Bedroom Two

9' 7" x 9' 0" (2.92m x 2.74m)

Window to rear aspect, radiator.

Bedroom Three

7' 3" x 7' 3" (2.21m x 2.21m)

Window to front aspect, radiator.



Shower Room

Refitted to comprise low flush W.C., pedestal wash hand basin, shower cubicle, chrome towel rail, tiled splash backs, tiled flooring, window to rear aspect, spotlights to ceiling.

Outside

Front - Lawn with border stocked with shrubs and bushes, driveway providing off road parking for up to two cars, leading to:

Garage - 19' 3" x 8' 8" (5.87m x 2.64m) (currently partitioned) Power and light connected.

Utility Area

Window to rear aspect, plumbing for washing machine, space for tumble dryer, slimline dishwasher space, wall mounted gas boiler serving domestic hot water and central heating systems, door to:

Downstairs W.C.

Refitted to comprise low flush W.C., vanity sink with cupboard under, extractor.

Rear - Paved patio, outside tap, main lawn with border stocked with flowers and bushes, enclosed by wooden panelled fencing, wooden shed and summerhouse. Garden enjoys a south easterly aspect.

Energy Performance Rating

This property has an energy rating of D. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band B (£1,710 per annum. Charges for 2023/2024).

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.

