



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.

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.

## Clayland Close Bozeat NN29 7NT Freehold Price £275,000

**Wellingborough Office**   
27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irthlingborough Office**   
28 High Street Irthlingborough  
Northants NN9 5TN  
01933 651010

**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480



**Offered with no chain, situated in the popular village of Bozeat just off the A509 providing convenient access to Wellingborough and junction 14 of the M1 at Milton Keynes is this extended three bedroom semi detached property which benefits from uPVC double glazing, gas radiator central heating and built in kitchen appliances. The property further offers an 18ft kitchen/dining room, a study, a downstairs shower room, an 8ft brick and uPVC conservatory and a 19ft garage/store. The accommodation briefly comprises entrance porch, entrance hall, lounge, kitchen/dining room, conservatory, study, shower room, three bedrooms, bathroom, gardens to front and rear and a garage/store.**

Enter via part obscure glazed uPVC door with obscure glazed side panel to.

#### **Entrance Porch**

Coving to ceiling, obscure glazed door to.

#### **Entrance Hall**

Stairs to first floor landing, radiator, telephone point, dado rail, coving to ceiling, through to kitchen, door to.

#### **Lounge**

13' 10" x 11' 9" (4.22m x 3.58m)

Window to front aspect, feature fire (disconnected) with marble fascia and hearth and wooden surround, T.V. point, radiator, dado rail, coving to ceiling, glazed door to.

#### **Kitchen/Dining Room**

18' 0" x 8' 3" widening to 9' 4" (5.49m x 2.51m) (This measurement includes area occupied by the kitchen units)

Comprising stainless steel two bowl sink unit with cupboards under, base and eye level units providing work surfaces with matching upstands, built in electric oven and hob with extractor hood over, plumbing for washing machine, integrated fridge/freezer, radiator, understairs recess, window to rear aspect, through to lobby, part glazed uPVC door and side window to.

#### **Conservatory**

8' 8" x 8' 6" (2.64m x 2.59m)

Of brick and uPVC construction, power and light connected, radiator, tiled floor, French doors to rear garden.

#### **Lobby**

Door to garage, doors to.

#### **Study**

10' 0" plus door recess x 6' 6" (3.05m x 1.98m)

Window to rear aspect, cupboard housing gas fired boiler serving domestic hot water and central heating, radiator.



#### **Shower Room**

White suite comprising tiled shower cubicle, low flush W.C., hand wash basin with vanity cupboard under, tiled splash back, tiled floor, skylight, towel radiator, extractor vent.

#### **First Floor Landing**

Access to loft space, window to side aspect, airing cupboard housing hot water cylinder and immersion heater, dado rail, coving to ceiling, doors to.

#### **Bedroom One**

10' 11" x 9' 11" plus door recess (3.33m x 3.02m)

Window to rear aspect, radiator, coving to ceiling.

#### **Bedroom Two**

11' 3" x 8' 11" (3.43m x 2.72m)

Window to front aspect, radiator.

#### **Bedroom Three**

8' 8" x 8' 2" (2.64m x 2.49m)

Window to front aspect, radiator.

#### **Bathroom**

White suite comprising panelled bath, low flush W.C., pedestal hand wash basin, tiled splash back, radiator, extractor vent. obscure glazed window to rear and side aspect.

#### **Outside**

Rear - Mainly laid to lawn, patio, water tap, shed, enclosed by panel fencing.

Front - laid to lawn, double width drive providing off road parking leading to.

Garage/Store - 19' 7" x 7' 1" - Metal double doors, power and light connected.



#### **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 (£1,689 per annum. Charges for 2024/2025).

#### **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](http://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.**

