



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.



Sharplands Grendon NN7 1JL Freehold Price £585,000

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.

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



Situated in the village of Grendon and located in a cul de sac adjacent to open amenity space is this extended four bedroom detached which has over 2,000 sq.ft of accommodation. The property benefits from a 19ft refitted kitchen/breakfast room with built in appliances, a refitted four piece bathroom, a refitted separate shower room and gas radiator central heating. The property further offers a cloakroom, a 18ft x 16ft lounge, a 16ft family room, a 16ft conservatory and a rear garden exceeding 148ft in length x 61ft max in width. Viewing is highly recommended to appreciate the size of the property and rear garden. The accommodation briefly comprises entrance porch, entrance hall, cloakroom, lounge, kitchen/breakfast room, breakfast/utility room, family room/office, conservatory, four bedrooms, shower room, bathroom, gardens to front and rear and double garage.

Enter via uPVC entrance door.

Entrance Porch

Radiator, door to.

Entrance Hall

Stairs to first floor landing, understairs cloaks cupboard, radiator, door to.

Cloakroom

Comprising low flush W.C., wash hand basin, obscure glazed window to front aspect, radiator.

Lounge

18' 11" max x 16' 10" max (5.77m x 5.13m)

Extended, window to front aspect, two double radiators, feature open fireplace, window to side aspect.

Kitchen/Dining Room

19' 11" max x 18' 3" max (6.07m x 5.56m) (This measurement includes the area occupied by the kitchen units)

Comprising one and a half bowl single drainer sink unit with cupboards under, range of base and eye level cupboards providing work surfaces, built in electric double oven with gas hob with extractor fan, plumbing for dishwasher, space for fridge/freezer, two radiators, two windows to rear aspect, through to.

Breakfast/Utility room

19' 8" max x 5' 9" max (5.99m x 1.75m)

Plumbing for washing machine, two windows to side aspect, uPVC door to rear garden, door to front aspect, cupboard housing gas fired boiler serving central heating and domestic hot water.

Family room/office

16' 7" max x 10' 1" max narrowing to 8' 4" (5.05m x 3.07m)

Two built in cupboards with top boxes, two radiators, door to.



Conservatory

16' 0" max x 8' 0" max (4.88m x 2.44m)

Brick and uPVC, double doors to rear garden, radiator.

First Floor Landing

Window to side aspect, radiator, access to loft space, doors to.

Bedroom One

14' 11" max x 10' 1" max (4.55m x 3.07m)

Two windows to front aspect, two radiators, two built in double wardrobes with clothes hanging rail.

Bedroom Two

11' 5" max x 10' 7" max (3.48m x 3.23m)

Window to front aspect, radiator, built in double wardrobe with clothes rail and top box over, further built in cupboard.

Bedroom Three

16' 8" max x 8' 8" max (5.08m x 2.64m)

Extended, window to rear aspect, radiator.

Bedroom Four

20' 0" max x 9' 9" max (6.1m x 2.97m)

Extended, window to rear aspect, radiator, built in cupboard with clothes hanging rail, widow to side aspect.

Shower Room

Comprising tiled shower enclosure, low flush W.C., wash basin, obscure glazed window to side aspect, towel rail.

Bathroom

9' 11" max x 7' 10" plus door recess (3.02m x 2.39m)

Refitted to comprise panelled bath, low flush W.C., wash hand basin, shower enclosure, obscure glazed window to side and rear aspect, built in cupboard.

Outside

Front - Mainly laid to lawn, driveway providing off road parking for four vehicles.



Double garage - Electric up and over door, power and light connected, door to rear garden, plumbing for washing machine, water tap.

Rear - Exceeding 148ft in length x 61ft max in width, not overlooked, block paved patio, large wooden decking area, mainly laid to lawn, apple and pear trees, summer house, wooden shed, play house, trees, hedging.

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 F (£3,020 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.



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.

