



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.



## Landor Wellingborough NN8 3SW Freehold Price £180,000

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Northants NN8 1BS  
01933 224400

**Irthlingborough Office**   
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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.

**A three bedroom semi detached house situated facing green amenity space and benefiting from uPVC double glazed doors and windows, gas radiator central heating and built in kitchen appliances. The ground floor has wood effect flooring throughout. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, three bedrooms, bathroom, separate W.C. and gardens to front and rear.**

Enter via part obscure glazed entrance door to.

#### Entrance Hall

Obscure glazed window to front aspect, further high level window to front aspect, telephone point, radiator, wood effect floor, stairs to first floor landing, doors to.

#### Cloakroom

White suite comprising low flush W.C., wash hand basin, tiled splash areas, wood effect floor, window to front aspect.

#### Lounge

18' 10" x 11' 10" (5.74m x 3.61m)

Window to front aspect, window to rear aspect, radiator, T.V. point, wood effect floor.

#### Kitchen/Dining Room

14' 1" x 8' 7" (4.29m x 2.62m) (This measurement includes area occupied by the kitchen units)

Comprising one and a half bowl single drainer stainless steel sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, tiled splash areas, built in electric double oven and grill, gas five ring hob with extractor hood over, integrated washing machine and dishwasher, radiator, wood effect floor, window to rear aspect, part obscure glazed door to rear garden.

#### First Floor Landing

Radiator, airing cupboard housing gas fired boiler serving central heating and domestic hot water, doors to.

#### Bedroom One

11' 10" x 10' 5" plus door recess (3.61m x 3.18m)

Window to front aspect, radiator, access to loft space.

#### Bedroom Two

13' 2" x 8' 8" min (4.01m x 2.64m)

Window to front aspect, radiator, built in wardrobe.

#### Bedroom Three

8' 3" x 7' 11" (2.51m x 2.41m)

Window to rear aspect, radiator, wood effect laminate floor, built in storage cupboard.

#### Bathroom

White suite comprising panelled bath with shower fitted over, pedestal hand wash basin, tiled splash areas, radiator, obscure glazed window to rear aspect.

#### Separate W.C.

White low flush W.C., tiled splash areas, obscure glazed window to rear aspect.

#### Outside

Rear garden - Patio, lawn, further circular patio, wooden shed, wooden fence, gated access to rear, tap and light.

Front - Hedge, further shrubs, tree, lawn.

#### 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 A (£1,428 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.**

