



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.

Butterfields Wellingborough NN8 2PZ  
Freehold Price £290,000

**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



**A superbly presented three bedroom link detached property situated facing green amenity space local to a parade of shops and within walking distance of schools. The property offers ensuite shower room to the master bedroom, an open plan kitchen/breakfast/dining room and benefits from uPVC double glazing, gas radiator central heating and built in kitchen appliances. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/breakfast/dining room, master bedroom with ensuite shower room, two further bedrooms, bathroom, gardens to front and rear and a garage.**

Enter via part glazed entrance door to.

**Entrance Hall**

Window to front aspect, radiator, wood effect floor, stairs to first floor landing, doors to.

**Cloakroom**

White suite comprising low flush W.C., wall mounted wash basin with tiled splash backs, radiator, towel rail, wood effect floor, obscure glazed window to front aspect.

**Lounge**

14' 8" x 13' 1" max (4.47m x 3.99m)

Window to front aspect, wooden fire surround with granite effect hearth and fascia and electric coal effect fire fitted, television point, two radiators, coving to ceiling, understairs storage cupboard.

**Kitchen/Breakfast/Dining Room**

16' 6" max x 16' 0" narrowing to 9'9" (5.03m x 4.88m)

(This measurement includes area occupied by the kitchen units)

Open plan living space comprising single drainer stainless steel unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, tiled splash areas, built in electric oven, electric hob with extractor hood over, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, breakfast bar, radiator, coving to ceiling, inset ceiling lights, grey woodgrain effect floor, part glazed door and window to side, window to rear aspect, patio doors to rear garden.

**First Floor Landing**

Window to side aspect, radiator, access to loft space, coving to ceiling, airing cupboard housing hot water cylinder and immersion heater, doors to.

**Bedroom One**

10' 7" x 9' 11" (3.23m x 3.02m)

Window to rear aspect, radiator, two built in cupboard/wardrobes, coving to ceiling, door to.



**Ensuite Shower Room**

White suite comprising tiled shower enclosure, pedestal hand wash basin, low flush W.C., tiled splash areas, radiator, electric shaver point, inset ceiling lights, electric extractor vent, wood effect floor, obscure glazed window to rear aspect.

**Bedroom Two**

10' 0" x 9' 8" (3.05m x 2.95m)

Window to front aspect, radiator, coving to ceiling.

**Bedroom Three**

9' 3" x 6' 6" widening to 7' 2" (2.82m x 1.98m)

Window to front aspect, radiator, wood effect floor, coving to ceiling.

**Bathroom**

White suite comprising panelled bath with shower attachment, pedestal hand wash basin, low flush W.C tiled splash areas, radiator, electric extractor vent, inset ceiling lights, tiled effect floor, obscure glazed window to side aspect.

**Outside**

Rear - Wooden deck with shelter over, patio, lawn, shrubs, outside tap and light.

Front - Lawn, shrubs, lights, driveway providing parking for two cars.

Garage - Metal up and over door, power and light connected, gas fired boiler serving central heating and domestic hot water, access door to rear garden.

**Energy Performance Rating**

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

**Council Tax**

We understand the council tax is band D (£2,141.69 per annum. Charges for enter year).

**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.**

