



Total area: approx. 142.0 sq. metres (1528.1 sq. feet)

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.



Hornbeam Close Wellingborough NN8 3GF
Freehold Price £410,000

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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Situated in a cul de sac and offered with no chain is this four bedroom detached property which has been extended now boasts a 20ft dining room and an 18ft max second bedroom. Benefits include built in kitchen appliances, uPVC double glazed doors and windows, gas radiator central heating and four double bedrooms. The property further offers separate reception rooms, a cloakroom, a utility room, an ensuite shower room to the master bedroom, a four piece refitted bathroom and off road parking for several vehicles leading to a double garage. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, utility room, utility/store room, master bedroom with ensuite shower room, three further bedrooms, bathroom, gardens to front and rear and a double garage.

Enter via uPVC entrance door.

Entrance Porch

Built in cloaks cupboard with clothes rail, radiator, door to.

Cloakroom

Comprising low flush W.C., wash hand basin with cupboards under, obscure glazed window to front aspect, radiator, laminate flooring, extractor fan.

Entrance Hall

Radiator, understairs cupboard, laminate flooring, stairs to first floor landing, door to.

Lounge

20' 8" x 10' 11" (6.3m x 3.33m)

Window to front aspect, radiator, feature fireplace with coal effect gas fire, sliding patio doors to rear garden, T.V. point, radiator.

Dining Room

20' 6" x 9' 3" (6.25m x 2.82m)

Extended. Sliding patio door to rear garden, radiator, laminate flooring.

Kitchen/Breakfast Room

12' 9" x 8' 9" (3.89m x 2.67m) (This measurement includes area occupied by the kitchen units)

Comprising single drainer double bowl sink unit with cupboards under, range of base and eye level units providing work surfaces, built in electric double oven and hob with extractor fan over, freestanding dishwasher and fridge/freezer, breakfast bar, through to.

Utility Room

Comprising single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, plumbing for washing machine, radiator, door to.

Utility/Store Room

uPVC door to front and rear garden, tiled floor, space for fridge/freezer.

First Floor Landing

Window to front aspect, airing cupboard housing hot water cylinder and gas fired boiler serving central heating and domestic hot water, access to loft space, doors to.

Bedroom One

13' 4" max x 9' 7" upto wardrobe door (4.06m x 2.92m)

Window to front aspect, built in mirror fronted wardrobes with clothes hanging rail, door to.

Ensuite Shower Room

Comprising tiled quadrant shower enclosure, low flush W.C., wash basin, obscure glazed window to front aspect, extractor fan, radiator, electric wall mounted heater.

Bedroom Two

18' 0" x 9' 3" (5.49m x 2.82m)

Window to rear aspect, radiator.

Bedroom Three

10' 11" x 10' 5" (3.33m x 3.18m)

Window to rear aspect, radiator, built in wardrobes with clothes hanging rail.

Bedroom Four

11' 0" max x 9' 4" max (3.35m x 2.84m)

Window to front aspect, radiator, built in wardrobe with clothes rail.

Bathroom

Comprising four piece suite comprising panelled bath with shower attachment, low flush W.C., wash hand basin set in vanity unit, bidet, obscure glazed window to front aspect, extractor fan, wall mounted electric heater, radiator.

Outside

Front - Laid to lawn, various bushes and hedge, driveway providing off road parking for at least four vehicles leading to.

Double Garage - Electric up and over door, power and light connected, eaves space.

Rear - Patio area, mainly laid to lawn, various shrubs, plants, flowers and trees, patio area with pagoda over, enclosed by panelled fencing, water tap, wooden shed.

Energy Performance Rating

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

Council Tax

We understand the council tax is band E (£2,618 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

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.

