



Total area: approx. 132.7 sq. metres (1428.0 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 £340,000

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 is this four bedroom link detached which has been extended and now offers a 20ft refitted kitchen/dining room with a range of built in appliances. Benefits include uPVC double glazed doors and windows, replacement fascia and soffit boards, gas radiator central heating and a refitted bathroom. The property further offers a 21ft lounge, utility room, cloakroom, study and built in wardrobes to all bedrooms. The accommodation briefly comprises entrance hall, lounge, study, kitchen/dining room, utility room, cloakroom, four bedrooms, bathroom, gardens to front and rear and a garage.

Enter via uPVC entrance door.

#### Entrance Hall

Stairs to first floor landing, radiator, laminate flooring, doors to.

#### Lounge

21' 10" max x 13' 0" max narrowing to 9' 8" (6.65m x 3.96m)  
Window to front aspect, two radiators, T.V. point, uPVC double doors to rear garden, double doors to kitchen/dining room.

#### Study

11' 5" max x 7' 9" max (3.48m x 2.36m)

Window to front aspect, radiator, laminate flooring.

#### Kitchen/Dining Room

20' 0" max x 11' 5" max (6.01m x 3.48m) (This measurement includes area occupied by the kitchen units)

Comprising one and a half bowl single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, built in electric double oven and five ring gas hob with extractor fan over, integrated dishwasher, fridge and freezer, window to rear aspect, double radiator, tiled floor, downlights to ceiling, door to.

#### Utility Room

Comprising work surface with cupboards under, plumbing for washing machine, space for tumble dryer, uPVC door to rear garden, tiled floor, double radiator, extractor fan, door to.

#### Cloakroom

Comprising low flush W.C., wash hand basin, obscure glazed window to front aspect, wall mounted gas fired boiler serving central heating and domestic hot water, tiled floor, extractor fan, downlights to ceiling.

#### First Floor Landing

Window to rear aspect, built in cupboard, doors to.

#### Bedroom One

10' 7" x 9' 9" (3.23m x 2.97m)

Window to front aspect, radiator, built in double wardrobe with clothes hanging rail, downlights to ceiling.

#### Bedroom Two

10' 7" x 7' 6" (3.23m x 2.29m)

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

#### Bedroom Three

9' 9" x 8' 7" (2.97m x 2.62m)

Window to rear aspect, radiator, built in double wardrobe with clothes rail, downlights to ceiling.

#### Bedroom Four

8' 7" x 7' 6" (2.62m x 2.29m)

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

#### Bathroom

Comprising 'P' shaped bath with shower over, low flush W.C., wash basin, obscure glazed window to front aspect, towel rail, extractor fan.

#### Outside

Front - Parking for two vehicles, lawn, tree.

Garage - Up and over door, eaves space, door to rear garden.

Rear - Patio area, mainly laid to lawn, raised flower beds enclosed by wooden sleepers, enclosed by panelled fencing.

#### 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 D (£2,142 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.**

