



Total area: approx. 74.8 sq. metres (804.9 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.

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.

Lea Way Wellingborough NN8 3LX Freehold Price £280,000

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



Offered with no chain is this stunning two bedroom semi-detached bungalow situated just off Northampton Road. The property benefits from uPVC double glazing, uPVC soffits, fascia boards and guttering, gas radiator central heating including replacement boiler and radiators, electrical rewiring, a refitted kitchen with a range of built in appliances, a refitted cloakroom and shower room, replacement internal doors and wood grain effect flooring. The presentation of this property should be noted. The accommodation briefly comprises porch, entrance hall, cloakroom, lounge, kitchen/breakfast room, two bedrooms, shower room, gardens to front and rear and off road parking.

Enter via part obscure glazed entrance door with glazed side panel to.

Entrance Porch

Tiled floor, part obscure glazed door to.

Entrance Hall

Radiator, access to loft space, wood grain effect floor, doors to.

Cloakroom

Refitted white low flush W.C, wash basin with vanity cupboard under, tiled splash areas, chrome effect towel radiator, wood grain effect floor, obscure glazed window to side aspect.

Lounge

14' 11" x 12' 11" into chimney breast recess (4.55m x 3.94m)
Bow window to front aspect, obscure glazed window to side aspect, two radiators, fire surround with electric solid fuel burner effect fire, T.V point, wood grain effect floor.

Kitchen/Breakfast Room

11' 9" widening to 13' 10" x 9' 11" (3.58m x 3.02m) (This measurement includes area occupied by the kitchen units)
Refitted to comprise coloured one and a half single drainer sink unit with cupboard under, mixer tap, range of base and eye level units providing work surfaces, tiled splash areas, electric double oven, electric induction hob with extractor hood over, integrated dishwasher, plumbing for washing machine, radiator, wood grain effect floor, T.V point, window to rear aspect, part obscure glazed door to.

Lobby

Wood grain effect floor, part obscure glazed door to side, open cupboard with radiator and gas fired boiler serving central heating and domestic hot water, wood grain effect floor.

Utility Area

Work surface, shelf, space for appliance, wood grain effect floor.

Bedroom One

13' 1" x 12' 0" beyond fitted wardrobe (3.99m x 3.66m)
Window to front aspect, radiator, fitted wardrobes, top boxes and drawers, wood grain effect floor, wall light points, T.V point.

Bedroom Two

12' 0" x 10' 10" (3.66m x 3.3m)
Window to rear aspect, radiator, wood grain effect floor.

Shower Room

Refitted white suite comprising tiled shower enclosure, low flush W.C, wall basin with vanity cupboards under, chrome effect towel radiator, further radiator, inset ceiling lights, electric extractor vent, wood grain effect floor, obscure glazed window to side aspect.

Outside

Rear - Patio, lawn, plants and shrubs, further raised patio, wooden shed, wooden fences, gated access to front, outside light and tap.

Front - Brick wall, shrubs, courtesy light, 30ft driveway providing parking for two cars.

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 C (£1,904 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.

