



Total area: approx. 145.6 sq. metres (1567.1 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.

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.



## Landseer Close Wellingborough NN8 4HF

### Freehold Price £450,000

**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





**Situated at the end of a cul-de-sac just off Gainsborough Drive is this four bedroom detached property built by Persimmon Homes to their Bolero design which benefits from uPVC double glazing and gas radiator central heating (boiler installed in 2022) and a range of built in kitchen appliances. The property further offers a master suite with dressing area and ensuite shower room, a further ensuite shower room to bedroom two, study, cloakroom, utility room, off road parking for at least six cars and a detached double garage. Viewing is highly recommended to appreciate the size of the accommodation which briefly comprises entrance hall, cloakroom, study, dining room, lounge, kitchen/breakfast room, utility room, master suite with ensuite shower room, second bedroom with ensuite shower room, two further bedrooms, bathroom, gardens to front and rear and a double garage.**

Enter via part obscure glazed door with windows either side to.

#### Entrance Hall

Stairs to first floor landing, radiator, coving to ceiling, wood effect laminate floor, doors to.

#### Cloakroom

White suite comprising low flush W.C., pedestal wash basin, tiled splash back, radiator, extractor fan.

#### Study

10' 1" x 7' 8" (3.07m x 2.34m)

Window to front aspect, radiator, telephone point, coving to ceiling.

#### Dining Room

12' 2" x 10' 7" (3.71m x 3.23m)

Window to front aspect, radiator, coving to ceiling.

#### Lounge

16' 4" x 12' 7" (4.98m x 3.84m)

French doors with windows either side to rear garden, coal effect gas fire, radiator, T.V. point, telephone point, coving to ceiling.

#### Kitchen/Breakfast Room

14' 1" x 11' 8" (4.29m x 3.56m) (This measurement includes area occupied by the kitchen units)

Comprising one and a half bowl stainless steel single drainer sink unit with cupboards under, range of base and eye level units providing work surfaces, built in double electric oven, gas hob with extractor hood over, integrated fridge/freezer and dishwasher, tiled splash area, radiator, inset ceiling lights, coving to ceiling, under cabinet lights, tiled floor, two windows to rear aspect, door to.

#### Utility Room

Comprising stainless steel single drainer sink unit with cupboards under, wall mounted gas fired boiler serving central heating and domestic hot water, plumbing for washing machine, space for tumble dryer, tiled splash area, radiator, tiled floor, part obscure glazed door to side.

#### First Floor Landing

Window to front aspect, radiator, airing cupboard housing hot water cylinder and immersion heater, access to loft space with ladder, light, boards and shelving, coving to ceiling, doors to.



#### Master Bedroom Suite

##### Bedroom Area

11' 7" x 10' 10" (3.53m x 3.3m)

Window to front aspect, radiator, telephone point, T.V. point, coving to ceiling.

##### Dressing Area

Two built in wardrobes with shelving and clothes hanging rail.

##### Ensuite Shower Room

White suite comprising tiled shower enclosure, low flush W.C., pedestal wash basin, tiled splash area, extractor fan, electric shaver point, obscure glazed window to rear aspect.

##### Bedroom Two

13' 5" x 8' 3" (4.09m x 2.51m)

Window to rear aspect, radiator, built in wardrobe with shelving and clothes hanging rail, coving to ceiling, door to.

##### Ensuite Shower Room

White suite comprising tiled shower enclosure, low flush W.C., pedestal wash basin, radiator, tiled splash area, extractor fan, obscure window to rear aspect.

##### Bedroom Three

10' 10" x 7' 10" (3.3m x 2.39m)

Window to front aspect, radiator, coving to ceiling.

##### Bedroom Four

10' 10" into fitted wardrobes x 8' 3" (3.3m x 2.51m)

Window to rear aspect, radiator, fitted wardrobes with shelving and clothes hanging rail, coving to ceiling.

##### Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, tiled quadrant shower enclosure, low flush W.C., pedestal wash basin, radiator, extractor fan, tiled splash area, tiled floor, obscure glazed window to side area.



#### Outside

Front - Mainly laid to lawn, paving to front door, wooden gates, double width re-surfaced driveway providing off road parking for six cars leading to.

Double Garage - 18' 6" by 16' 9". Electric roller doors, power and light connected.

Rear - Tiered garden with patio and stoned area, steps to elevated wooden decking, wooden fencing, water tap, light, gated pedestrian access to side.

#### Energy Performance Rating

This property has an energy rating of . 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 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.**

