



Total area: approx. 102.1 sq. metres (1099.2 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.



Larchwood Close Wellingborough NN8 3GJ

Freehold Price £300,000

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 three bedroom link detached property which is situated in a cul de sac local to schools. The property benefits from uPVC double glazing, gas radiator central heating, built in kitchen appliances to include oven, hob, washer/dryer and dishwasher and further offers a 23ft max open plan lounge/dining room/kitchen, a refitted cloakroom, a refitted ensuite bathroom to the master bedroom and a south facing rear garden. The former garage is 23ft in length which has plumbing for a toilet and lends itself to be fully converted to an additional room or could be changed back to a garage. The accommodation briefly comprises entrance hall, cloakroom, open plan lounge/dining room/kitchen, master bedroom with ensuite bathroom, two further bedrooms, bathroom, gardens to front and rear and a former garage.

Enter via composite door to.

Entrance Hall

Radiator, laminate floor, through to open plan lounge/dining room/kitchen, door to.

Cloakroom

White suite comprising concealed cistern, low flush W.C., hand wash basin in vanity unit, tiled walls, quartz tiled floor, electric shaver point, towel radiator, obscure glazed window to side aspect.

Open Plan Lounge/Diner/Kitchen

23' 11" max x 18' 3" max (7.29m x 5.56m) (This measurement includes area occupied by the kitchen units)

uPVC French doors to rear garden, window to rear aspect, stairs to first floor landing with LED mood lighting, understairs storage cupboard, laminate floor, two radiators, T.V. point, LED mood lighting to ceiling in lounge/dining area, kitchen area comprises stainless steel single drainer sink unit with cupboards under, base and eye level units providing work surfaces, built in electric oven and gas hob with extractor hood over, integrated washer/dryer and dishwasher, space for American style fridge/freezer, gas fired boiler serving domestic hot water and central heating, window to front aspect, laminate flooring.

First Floor Landing

Access to loft space, window to front aspect, laminate flooring, coving to ceiling, doors to.

Bedroom One

11' 0" x 9' 11" plus door recess (3.35m x 3.02m)

Window to rear aspect, built in wardrobes, laminate flooring, coving to ceiling, through to.

Ensuite Bathroom

White suite comprising panelled corner bath with mixer shower attachment, concealed cistern low flush W.C., tiled splash back, high gloss laminate flooring, towel radiator.

Bedroom Two

11' 8" x 8' 7" (3.56m x 2.62m)

Window to rear and side aspect, built in wardrobes, radiator, laminate flooring, coving to ceiling.

Bedroom Three

7' 11" narrowing to 6' 3" x 7' 11" (2.41m x 2.41m)

Window to front aspect, overstairs storage cupboard, radiator, coving to ceiling.

Bathroom

White suite comprising panelled bath with mixer shower attachment, low flush W.C., hand wash basin in vanity unit, tiled splash back, radiator, obscure glazed window to front aspect, coving to ceiling.

Outside

Rear - Painted concrete patio, laid to lawn, raised shrub border retained by block wall with panel fascia, storage shed, further insulated storage shed, door to former garage, enclosed by fencing and brick wall, gated pedestrian access to front.

Former garage - Power and light, plumbed for toilet waste, uPVC door and obscure glazed window to front aspect, door to rear garden.

Front - Paved driveway and path, gravel bed, slate bed, lawn, palm tree.

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

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.

