



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fitments and kitchen units may vary in shape and size.



Leighton Close Wellingborough NN8 4SX
Freehold Price £400,000

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 surveyors 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 estateagents 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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27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irlingborough Office
28 High Street Irlingborough
Northants NN9 5TN
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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Offered with no chain is this vacant four bedroom detached house situated in cul de sac just off Gainsborough Drive featuring three reception rooms, a 19ft kitchen/breakfast room, an ensuite wet room to the master bedroom and Jack and Jill ensuite shower room to bedrooms two and three. The property benefits from uPVC double glazed doors and windows, gas radiator central heating and a refitted kitchen with built in appliances, The accommodation briefly comprises entrance hall, cloakroom, study, lounge, dining room, kitchen/breakfast room, utility room, master bedroom with ensuite wet room, bedrooms two and three with Jack and Jill ensuite shower room, a fourth bedroom, bathroom, gardens to front and rear and a double garage.

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

Entrance Hall

Part wood effect laminate floor, window to side aspect, two radiators, coving to ceiling, stairs to first floor landing with storage cupboard under, doors to.

Cloakroom

Comprising white low flush W.C, wash basin with tiled splash backs, radiator, tiled floor, coving to ceiling, obscure glazed window to side aspect.

Study

8' 8" x 7' 10" (2.64m x 2.39m)

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

Lounge

15' 2" x 14' 1" (4.62m x 4.29m)

Window to rear aspect, French doors to rear garden, radiator, coving to ceiling, T.V point, telephone point.

Dining Room

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

Window to rear aspect, radiator, coving to ceiling.

Kitchen/ Breakfast Room

19' 6" narrowing to 15' 5" x 10' 3" max (5.94m x 3.12m) (5.94m x 3.12m) (This measurement includes area occupied by the kitchen units)

Refitted units with wood block work surface comprising one and a half bowl white ceramic sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, tiled splash areas, built in electric oven, induction hob with extractor hood over, plumbing for dishwasher, space for fridge/freezer, radiator, tiled floor, inset ceiling lights, coving to ceiling, windows to both side aspects, door to.

Utility Room

Comprising single drainer stainless steel sink unit with cupboards under, worksurface with shelf over, tiled splash area, plumbing for washing machine, space for tumble dryer, radiator, gas fired boiler serving central heating and domestic hot water, coving to ceiling, tiled floor, electric extractor vent, part obscure glazed



gated access to front, lean to store to rear of garage.

Front - Lawn, various shrubs, plants and rose bushes, hedge, courtesy light, double width driveway to.

Double Garage

Twin up and over doors, power and light connected, eaves space, access door to rear garden.

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 (£2,748 per annum. Charges for 2025/2026).

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.

