



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.

Bourne Close Wellingborough NN8 5ZN
Leasehold Fixed Price £80,000

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
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Rushden Office
74 High Street Rushden
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A 25% shared ownership four/five bedroom detached house situated in a cul de sac just off Medway Drive. The property benefits from uPVC double glazed doors and windows, gas radiator central heating and the addition of a brick and uPVC conservatory. The former garage has been converted to provide an additional bedroom/family room and the master bedroom offers an ensuite shower room. The accommodation briefly comprises entrance hall, cloakroom, bedroom/family room, lounge, dining room, kitchen, conservatory, master bedroom with ensuite shower room, three further bedrooms, bathroom and gardens to front and rear.

Enter via part obscure glazed entrance door to.

Entrance Hall

Radiator, wood effect laminate floor, stairs to first floor landing with storage cupboard under, doors to.

Cloakroom

White suite comprising low flush W.C., wash basin with vanity cupboard under, radiator, wood effect laminate floor, obscure window to front aspect.

Lounge

19' 4" into bay x 11' 0" (5.89m x 3.35m)

Box bay window to front aspect, pebble effect electric fireplace with surround, T.V. point, wood effect laminate floor, through to.

Dining Room

11' 4" x 9' 1" (3.45m x 2.77m)

Radiator, wood effect laminate floor, patio doors to conservatory, through to.

Kitchen

11' 4" x 8' 1" (3.45m x 2.46m) (This measurement includes area occupied by the kitchen units)

Comprising single drainer stainless steel sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, tiled splash areas, space for cooker with extractor hood fitted, plumbing for washing machine, plumbing for dishwasher, space for tumble dryer, space for fridge/freezer, cupboard housing gas fired boiler serving central heating and domestic hot water, tiled floor, radiator, window to rear aspect, part obscure glazed door to garden.

Bedroom/Family Room

16' 2" x 7' 6" (4.93m x 2.29m)

Window to front aspect, part obscure glazed door to rear garden, electric heater, wood effect laminate floor.

Conservatory

8' 0" x 5' 10" (2.44m x 1.78m)

Of brick and uPVC construction. Glazed with French doors to rear garden.

First Floor Landing

Window to side aspect, airing cupboard housing hot water tank and immersion heater, access to loft space, doors to.

Bedroom One

10' 10" x 8' 10" plus door recess (3.3m x 2.69m)

Window to rear aspect, radiator, two built in wardrobes, wood effect laminate floor, door to.

Ensuite Shower Room

Comprising white tiled shower enclosure, low flush W.C., wash basin with vanity cupboards under, tiled splash areas, radiator, wood effect laminate floor, obscure glazed window to side aspect.

Bedroom Two

10' 8" min x 8' 5" (3.25m x 2.57m)

Window to front aspect, radiator, wood effect laminate floor.



Bedroom Three

8' 10" x 6' 8" (2.69m x 2.03m)

Window to rear aspect, radiator, wood effect laminate floor.

Bedroom Four

9' 8" max x 6' 7" max (2.95m x 2.01m)

Window to rear aspect, radiator, open wardrobe over head of stairs, wood effect laminate floor.

Bathroom

White suite comprising panelled bath, low flush W.C., pedestal hand wash basin, tiled splash areas, radiator, wood effect floor, obscure glazed window to side aspect.

Outside

Rear garden - Patio, lawn, wooden decking, wooden fence, gated access to front, outside tap.

Front - Open plan lawn, open porch, driveway providing parking for one car.

N.B

We understand a lease of 67 years is remaining which is in the process of being extended by another 90 years. The buildings insurance and monthly rent is £416.57. These details should be checked by the purchasers legal representative before entering a commitment to purchase.

Key information about the home

There are variations of shared ownership models which have different features. The model of shared ownership may vary depending on:

- what rules were in place at the time the home was funded or planning permission granted
- where the home is located
- whether the home is for a specific group of people

When you are looking for shared ownership homes, you should always check the Key Information Document to see which model covers that specific home. When you buy a home through shared ownership, you enter into a shared ownership lease. The lease is a legal agreement between you (the 'leaseholder') and the landlord. It sets out the rights and responsibilities of both parties. Before committing to buy a shared ownership property, you should take independent legal and financial advice. This key information document is to help you decide if shared ownership is right for you. You should read this document carefully so that you understand what you are buying, and then keep it safe for future reference. This document 'Key information about the home' is a summary and you should consider the information in 'Summary of costs' and 'Guide to shared ownership' before making a decision. OFFICIAL This does not form part of the lease. You should carefully consider the information and the accompanying lease and discuss any issues with your legal adviser before signing the lease.

Failure to pay your rent, service charge, or mortgage could mean your home is at risk of repossession. The costs in this document are the costs as at the date issued. These will increase (typically on an annual basis) and you should take financial advice on whether this will be sustainable for you.

The table highlights the key features of common shared ownership schemes. The information in this document is for the standard model shared ownership.

Shared ownership model	Older model shared ownership	Standard model shared ownership	New model shared ownership
Minimum initial share	25%	25%	10%
Lease length	Typically, leases were issued for 99 years from new but typically at least 125 years	Leases are for a minimum of 99 years from new but typically at least 125 years	Leases will be for a minimum of 990 years from new
Initial repair period	No	No	Yes
Buying more shares - minimum purchase	10% or 25%	10%	5%
1% share purchase	No	No	Yes
Landlord's nomination period	8 weeks or 12 weeks	8 Weeks	4 Weeks

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 (£1,999 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.

