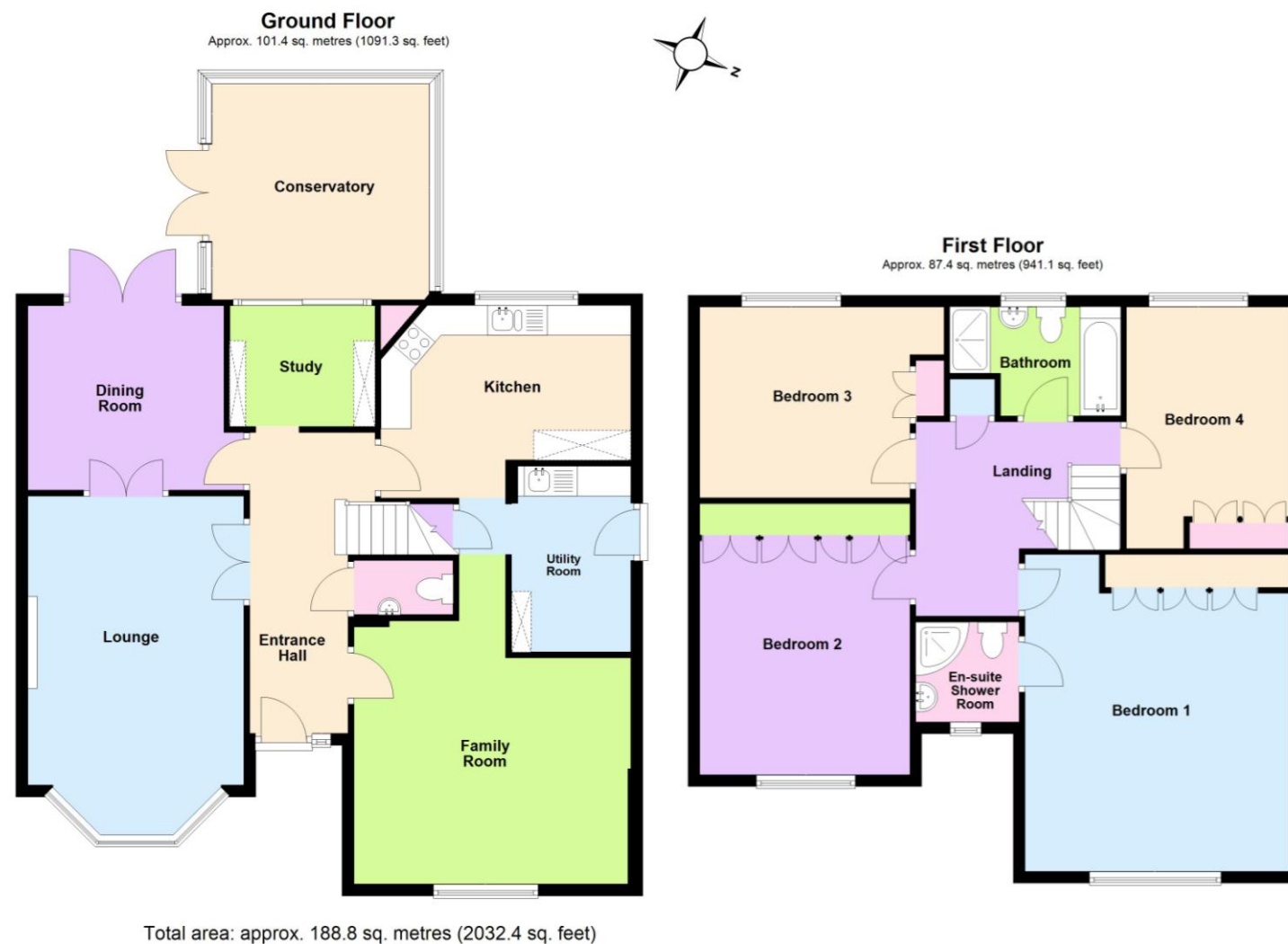


# Bourton Way Wellingborough

richard james

www.richardjames.net



Bourton Way Wellingborough NN8 2NU  
Freehold Price £480,000

**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



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 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.



Offering over 2,000 sq ft (185 sq m) of accommodation, this vast four bedroom detached house provides four reception rooms and a conservatory and four good sized double bedrooms with ensuite shower room to the master bedroom. Benefits include replacement uPVC double glazing, gas radiator central heating, a refitted kitchen with with built in appliances, a refitted utility room, a refitted ensuite shower room, a refitted four piece bathroom suite, a burglar alarm system and solar panels. The conservatory has a solid roof and the garage has been converted to provide a family room and larger utility room. The accommodation briefly comprises entrance hall, cloakroom, study, lounge, dining room, family room, kitchen, utility room, conservatory, master bedroom with ensuite shower room, three further double bedrooms, bathroom, gardens to front and rear and off road parking.

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

Entrance Hall

Radiator, coving to ceiling, wood effect floor, stairs to first floor landing, doors to.

Cloakroom

White suite comprising low flush W.C., wall mounted wash basin with tiled splash backs, radiator, wood effect floor, electric extractor vent.

Study

8' 0" x 13' 6" plus recess (2.44m x 4.11m)  
Wood effect floor, fitted range of cupboards, currently used as a boot room, patio doors to conservatory.

Lounge

18' 0" into bay x 11' 11" (5.49m x 3.63m)  
Bay window to front entrance, two radiators, fireplace with wooden surrounding, coal effect gas fire fitted, marble effect hearth and fascia, TV point, coving to ceiling, engineered wooden floor, glazed double opening doors to.

Dining Room

10' 9" x 10' 2" (3.28m x 3.1m)  
Doors to rear garden, radiator, wood effect floor, coving to ceiling, currently used as a study.

Family Room

14' 5" max x 13' 6" plus recess (4.39m x 4.11m)  
Converted from former double garage, currently used as a dining room, two radiators, inset ceiling lights, wood effect floor, through to.

Utility Room

10' 6" x 6' 7" min (3.2m x 0m)  
Refitted to single drainer stainless steel sink unit with cupboards under, tiled splash areas, further base and wall cupboards, plumbing for washing machine space for further appliances, gas fired boiler serving central heating and domestic hot water, wood effect floor, part obscure glazed door to side, under stairs storage cupboard, through to.

Kitchen

13' 6"min 10' 8" max x 9' 0" narrowing to 6'0"(4.11m x 2.74m) (This measurement includes area occupied by the kitchen units)  
Refitted to comprise one and a half bowl stainless steel single drainer sink unit with cupboards under, tiled splash areas, range of base and eye level units providing work surfaces, electric combination oven with microwave over, gas hob with extractor hood over, integrated dishwasher, inset ceiling lights, wood effect floor, window to rear aspect.

Conservatory

12' 1" x 11' 10" (3.68m x 3.61m)  
Brick and uPVC construction with solid roof, inset ceiling lights, radiator, wood effect floor, glazed with French doors to rear garden.

First Floor Landing

Access to loft space, airing cupboard housing hot water cylinder and immersion heater, radiator, coving to ceiling, doors to.

Bedroom One

17' 7" max x 14' 11" (5.36m x 4.55m)  
Window to front aspect, radiator, range of fitted wardrobes, door to.

Ensuite Shower Room

Refitted white suite comprising quadrant shower enclosure, low flush W.C., wash basin with vanity cupboards and drawers under, tiled walls, tiled floor, radiator, electric shaver point, electric extractor vent, inset ceiling lights, obscure window to front aspect.

Bedroom Two

13' 6" into wardrobe x 11' 11" (4.11m x 3.63m)  
Window to front aspect, radiator, range of wall to wall fitted wardrobes, panelling to dado height.

Bedroom Three

11' 10" widening to 13' 9" x 10' 9" (3.61m x 3.28m)  
Window to rear aspect, radiator, fitted wardrobes.

Bedroom Four

14' 2" narrowing to 12' 2" x 9' 3" (4.32m x 2.82m)  
Window to rear aspect, radiator, fitted wardrobes.

Bathroom

Refitted white four piece suite comprising panelled bath, double width shower enclosure, low flush W.C., wash basin with vanity cupboards under, chrome effect towel rail, electric extractor vent, tiled walls, tiled floor, obscure window to rear aspect.

Outside

Rear - Stone patio, pergola with roof over, lawn, plant and shrub borders, outside tap, plastic storage shed, storage shelter to side, wooden fence, gated access to front.

Front - lawn, shrubs, plants, tree, lights, black paved driveway providing parking for three cars.

Energy Performance Rating

This property energy rating is TBC . 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 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 asodation 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.

