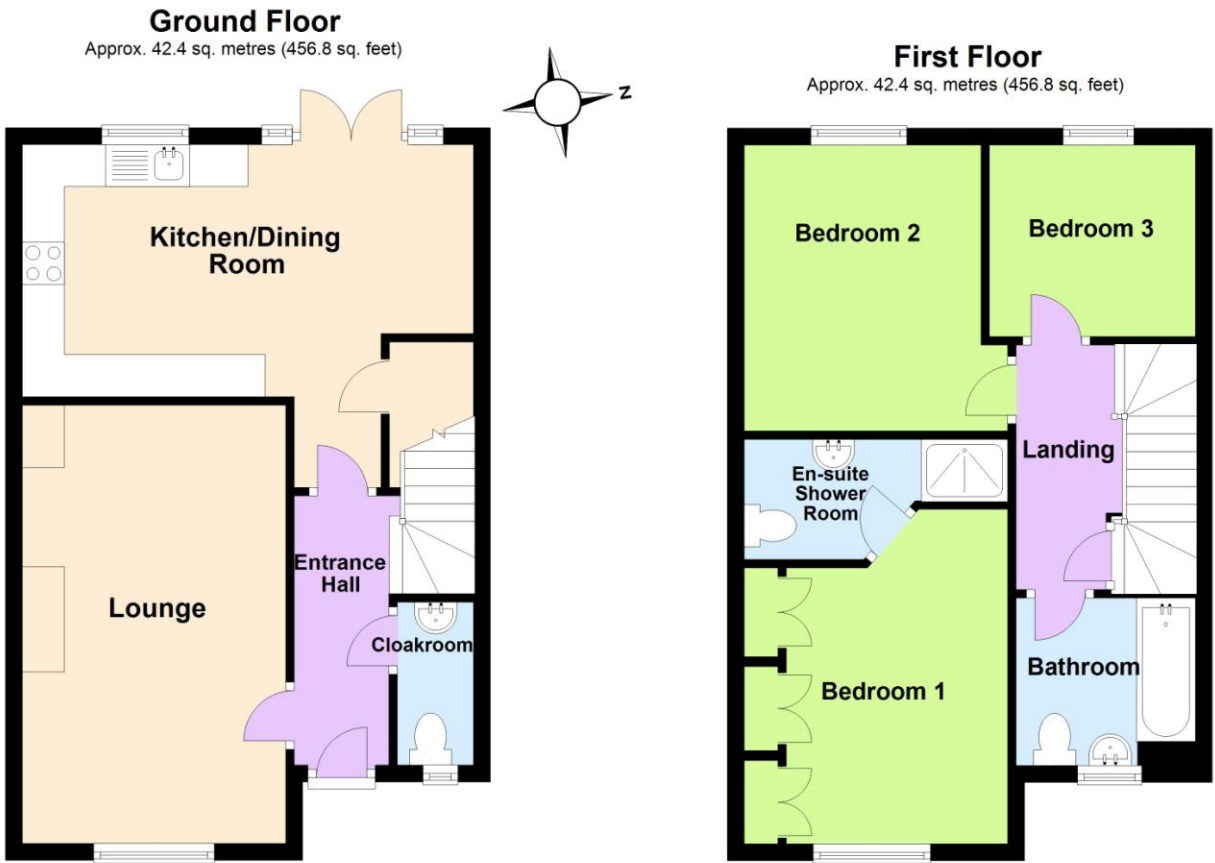


# Lamport Crescent Raunds

richard james

www.richardjames.net



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.

Lamport Crescent, Raunds NN9 6UX  
Freehold Price 'Offers Over' £290,000

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 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.

**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 upward chain is this very well presented and generously proportioned three bedroomed semi detached property located off Brick Kiln Road with features to include gas radiator central heating, uPVC double glazing, a wide range of integrated kitchen appliances and offers fitted wardrobes to the master bedroom, off road parking for two cars and an oversized single garage measuring 20ft in length. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, three bedrooms with en suite shower room to master, bathroom, front and rear gardens, driveway and a garage.

Enter via part glazed composite front door to:

**Entrance Hall**

Stairs rising to first floor landing, laminate flooring, radiator, doors to:

**Cloakroom**

Comprising low flush W.C., pedestal hand wash basin, tiled splash backs, radiator, laminate flooring, window to front aspect, ceiling mounted extractor.

**Lounge**

17' 0" x 10' 6" (5.18m x 3.2m)

Window to front aspect, electric log effect burner, telephone point.

**Kitchen/Dining Room**

18' 3" x 13' 2" narrowing to 9' 8" (5.56m x 4.01m)

Fitted to comprise single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, built in stainless steel double oven, four ring electric hob, extractor, fridge/freezer, dishwasher, plumbing for washing machine, laminate flooring, window and French door with side screens to rear aspect, under stairs storage cupboard, radiator, concealed wall mounted gas boiler serving domestic hot water and central heating systems.

**First Floor Landing**

Loft access, radiator, airing cupboard housing water cylinder and shelving, doors to:

**Bedroom One**

13' 0" x 10' 6" including built-in wardrobes (3.96m x 3.2m)

Window to front aspect, radiator, range of built-in wardrobes with shelving and integrated draws, door to:

**Ensuite Shower Room**

Comprising low flush W.C., pedestal wash hand basin, double shower cubicle with chrome shower, tiled splash backs, tiled floor, extractor, spotlights to ceiling.

**Bedroom Two**

11' 3" x 9' 9" (3.43m x 2.97m)

Window to rear aspect, radiator, TV point.

**Bedroom Three**

8' 0" x 7' 6" (2.44m x 2.29m)

Window to rear aspect, radiator, telephone point.

**Bathroom**

Fitted to comprise low flush W.C., pedestal wash hand basin, panelled bath, tiled splash backs, window to front aspect, radiator, tiled floor, ceiling mounted extractor.

**Outside**

Front - Stocked with bushes, enclosed by low metal fencing. Block paved driveway providing off road parking for two cars leading to;-

Oversized single brick garage - with up and over door, measures 20 ft x 11 ft 6, power and light connected.

Rear - Comprising paved patio with water tap, main lawn, wooden deck, courtesy door to garage, solar lighting, gated side pedestrian access, enclosed by wooden panelled fencing,

**Material Information**

The tenure of this property is freehold.

**Energy Performance Rating**

This property has an energy rating of B. The full Energy Performance Certificate is available upon request.

**Council Tax**

We understand the council tax is band C (£2,148 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](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.**

