

Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

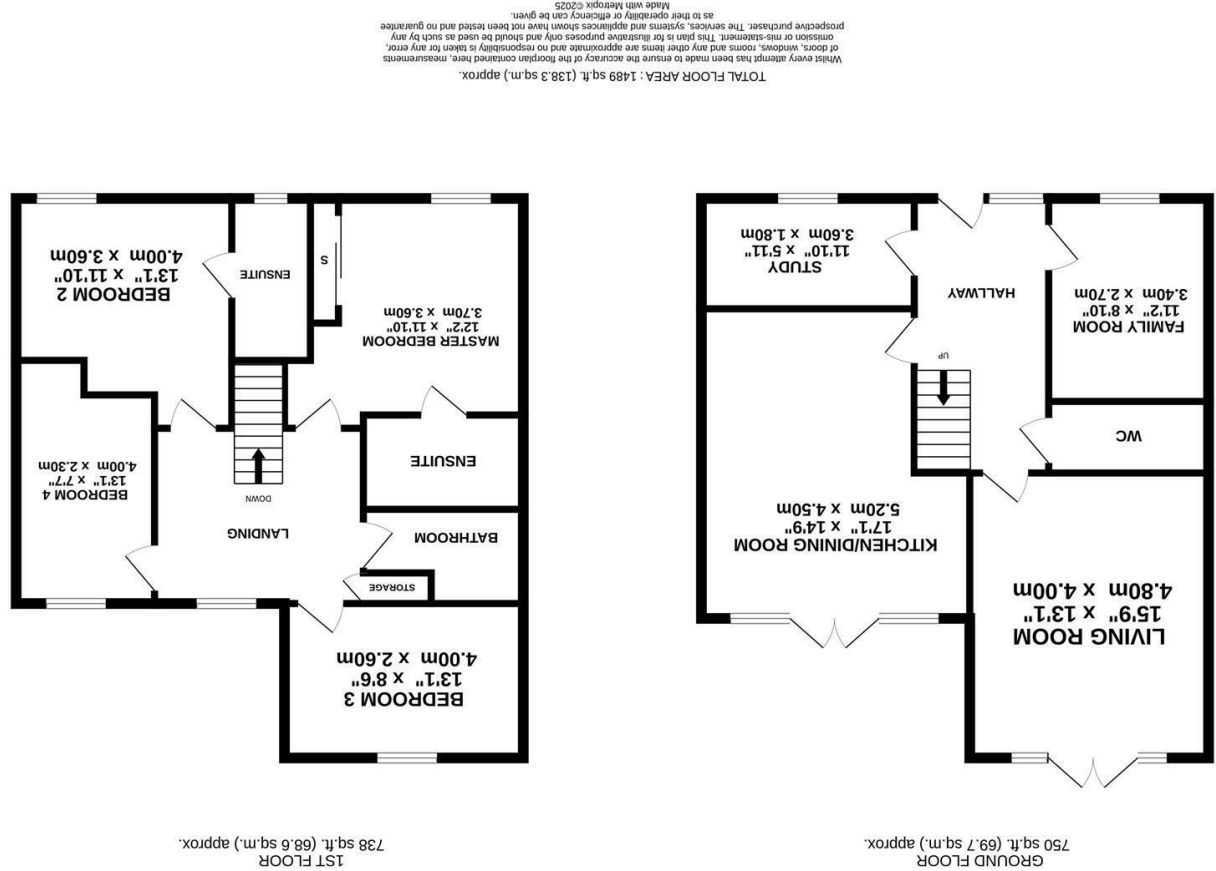
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15 Lamport Crescent, Wellingborough, NN9 6UX
Offers over £380,000

4 3 2

Occupying a beautiful corner plot within the sought after Border Park development, on the outskirts of Raunds, is this immaculately presented four-bedroom detached home. OFFERED WITH NO ONWARD CHAIN Built by Messrs Bellway Homes, the property has been thoughtfully designed throughout and comprises a living room, a modern kitchen/breakfast room, a formal dining room, a guest WC, a study, four double bedrooms, two of which benefit from ensembles, an airing cupboard, and a family bathroom. Externally, the fully enclosed rear garden has been landscaped to a lawn, a paved patio area and path. There is also space for a shed, a side door to the garage, and gated access leading to the side of the property, where you will find the driveway and single garage. The garage is fully functional with power and light.

The property is inviting with its well manicured gravelled frontage and is entered via the spacious open entrance hall, giving access to all downstairs accommodation and a rising staircase to the first floor. Complete with a modern suite, the kitchen comprises a range of eye and base level units, an integral double oven, hob, fridge/freezer, a washing machine, and a dishwasher. There is also plenty of space to accommodate a family sized dining table and chairs and access to the rear garden via French doors, which also provide lots of natural light. The second and third reception rooms are versatile in use and could function as a formal dining room and a study. The living room is generous in size and benefits from French doors opening out to the garden. To complete the ground floor accommodation, there is a guest W/C. The first floor landing gives access to the four double bedrooms, the family bathroom, and the airing cupboard. Two of the bedrooms benefit from ensuite shower rooms, and the family bathroom comprises a bath, low level toilet, and a handwash basin.

COUNCIL TAX BAND - E
EPC - B



Kitchen/Dining Room
17'0" x 14'9" (5.20 x 4.50)

Living Room
15'8" x 13'1" (4.80 x 4.00)

Family Room
11'1" x 8'10" (3.40 x 2.70)

Study
11'9" x 5'10" (3.60 x 1.80)

Master Bedroom
12'1" x 11'9" (3.70 x 3.60)

Bedroom Two
13'1" x 11'9" (4.00 x 3.60)

Bedroom Three
13'1" x 8'6" (4.00 x 2.60)

Bedroom Four
13'1" x 7'6" (4.00 x 2.30)