



Connells

Larimar Road
Wellingborough



Property Description

*** This three bedroom semi detached home is offered to the market with a 70% share and benefiting from some warranty. Accommodation across three floors with a ground floor cloakroom, first floor bathroom and second floor en-suite as well as kitchen, lounge diner, garden and off street parking!***

Entrance Hall

Double glazed door to front elevation.

Cloakroom

Double glazed window to front elevation. Low level wc and wash hand basin and tiling to water sensitive areas and radiator.

Kitchen

10' 4" x 7' 4" (3.15m x 2.24m)

Double glazed window to front elevation. Fitted with a range of wall and base units with work surfaces over and stainless steel sink drainer. Electric oven and gas hob with cooker hood over, radiator.

Lounge

16' 2" Max x 14' 5" Max (4.93m Max x 4.39m Max)

Double glazed French doors to rear elevation, storage cupboard, media plate and radiator.



First Floor Landing

Double glazed window to front elevation and radiator.

Bedroom Two

14' 4" x 9' (4.37m x 2.74m)

Double glazed window to rear elevation and radiator.

Bedroom Three

10' 11" x 7' 5" (3.33m x 2.26m)

Double glazed window to front elevation and radiator.

Bathroom

Double glazed window to side elevation. Bath with shower over, low level wc and wash hand basin tiling to water sensitive areas and radiator.

Second Floor

Bedroom One

20' 5" Max x 14' 6" Max (6.22m Max x 4.42m Max)

Double glazed window to front elevation, eaves storage and radiator.

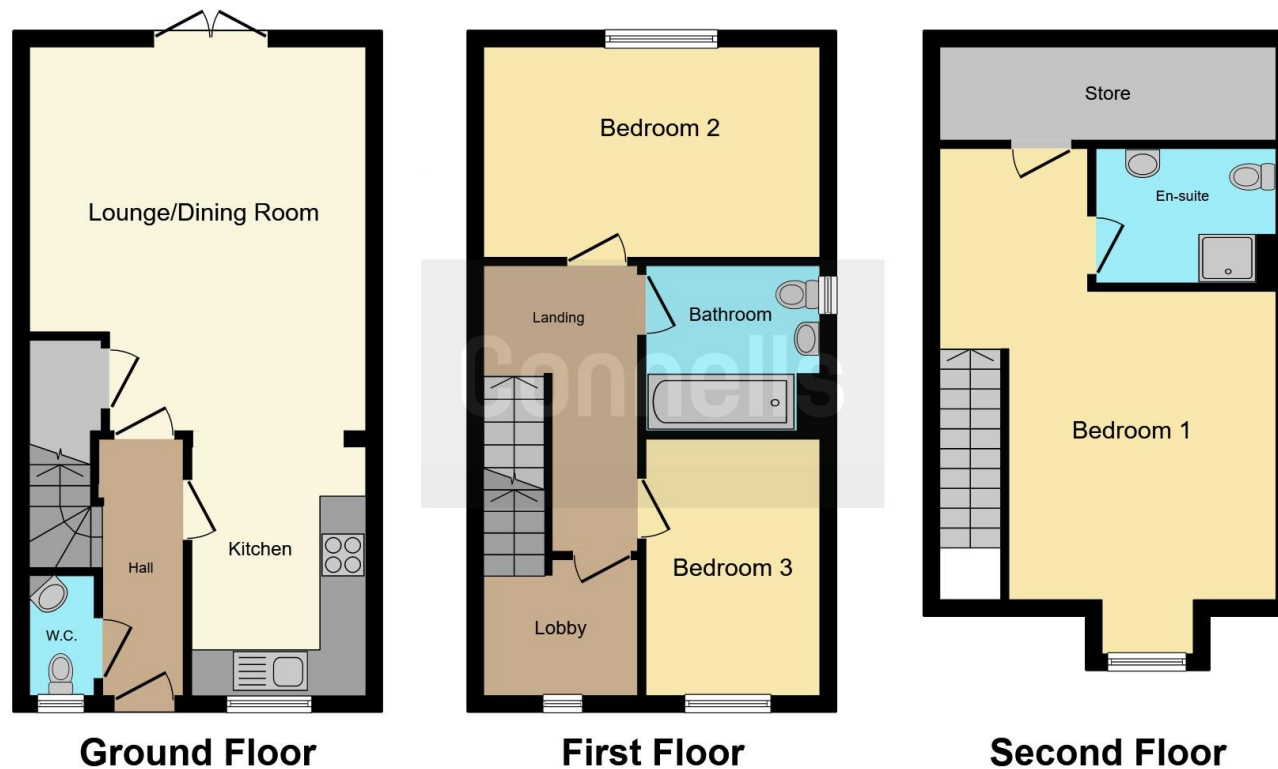
En-Suite

Velux style window. Shower cubicle, low level wc and wash hand basin with tiling to water sensitive areas and extractor fan.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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66 High Street
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EPC Rating: B

Council Tax
 Band: C

Service Charge:
 1203.48

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/RDN405948

This is a Leasehold property with details as follows; Term of Lease 250 years from 25 Feb 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: RDN405948 - 0004