



Total area: approx. 142.1 sq. metres (1529.4 sq. feet)

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.



Lampton Way Wellingborough NN8 1LJ

Freehold Price £410,000

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 surveyor's 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.

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Rushden Office
74 High Street Rushden
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Located in the popular residential area of Stanton Cross and offered with no chain is this five bedroom detached with accommodation set over three floors. The property benefits from a 19ft kitchen/dining room with a range of built in appliances and granite work surfaces, a uPVC double glazing, two ensuite shower room to bedrooms on and two, gas radiator central heating, built in wardrobes to all bedrooms and a single garage. The property further offers a 19ft lounge, cloakroom and a utility room. Viewing is highly recommended to appreciate the size of the accommodation. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, utility room, master bedroom with ensuite shower room, bedroom two with ensuite suite shower room, three further bedrooms, bathroom, gardens to front and rear and a garage.

Enter via entrance door.

Entrance Hall

Stairs to first floor landing, high gloss tiled floor, vertical radiator, doors to.

Cloakroom

Comprising low flush W.C., wash hand basin, high gloss tiled floor, radiator, extractor fan.

Lounge

19' 7" max x 10' 11" max (5.97m x 3.33m)

Sliding patio door to rear garden, box surround with electric fire, two radiators, T.V. point, two windows to front aspect.

Kitchen/Dining Room

19' 6" max x 10' 0" max (5.94m x 3.05m) (This measurement includes area occupied by the kitchen units)

Comprising one and a half bowl single drainer sink unit with cupboards under, range of base and eye level units providing Granite work surfaces, built in electric double oven and gas hob with extractor fan over, integrated fridge/freezer and dishwasher, window to front and side aspect, two radiators, high gloss tiled floor, downlights to kitchen area, door to.

Utility Room

Work surface with cupboards under, wall mounted units, plumbing for washing machine, space for tumble dryer, door to side aspect, tiled floor, cupboard housing gas fired boiler serving central heating and domestic hot water, high gloss tiled floor, door to understairs cupboard with high gloss tiles.

First Floor Landing

Stairs to second floor landing, radiator, window to front aspect, doors to.

Bedroom One

14' 3" max beyond wardrobe x 10' 3" max (4.34m x 3.12m)

Two window front aspect, radiator, radiator, built in mirror fronted wardrobes with cloaks rail, door to.

Ensuite Shower Room

Comprising double tiled shower enclosure, low flush W.C., wash hand basin, obscure glazed window to side aspect, high gloss tiled floor, towel rail, extractor fan, downlights to ceiling.



Bedroom Four

11' 2" max beyond wardrobe x 10' 1" max (3.4m x 3.07m)

Two windows to front aspect, radiator, built in mirror fronted wardrobes with cloaks rail.

Bedroom Five

11' 1" max beyond wardrobe x 9' 2" max (3.38m x 2.79m)

Window to side aspect, radiator, built in mirror front wardrobes with cloaks rail.

Bathroom

Comprising panelled bath, low flush W.C., wash hand basin, obscure glazed window to side aspect, high gloss tiled floor, airing cupboard housing hot water cylinder, towel rail, extractor fan, downlights.

Second Floor Landing

Window to side aspect, doors to.

Bedroom Two

10' 2" max x 8' 1" upto wardrobe (3.1m x 2.46m)

Window to front aspect, radiator, built in wall to wall mirrored fronted wardrobe with clothes rail, doors to.

Ensuite Shower Room

Comprising tiled shower enclosure, low flush W.C., wash basin, window to side aspect, extractor fan, downlights to ceiling.

Bedroom Three

15' 5" max x 12' 6" upto wardrobe (4.7m x 3.81m)

Window to front and side aspect, built in mirror fronted wardrobe with clothes rail, radiator.

Outside

Front - Iron Railings

Garage - Up and over door, power and light connected, eaves space, door to rear garden.

Rear - Patio area, mainly laid to lawn, enclosed by brick wall and wooden fencing, pedestrian gated access to front.



N.B

We understand from the vendor that an amenity charge in the region £250 is payable annually. This sum will need to be confirmed by a legal representative before entering into a commitment to purchase.

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 E (£2,617.61 per annum. Charges for 2024/2025).

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.

