



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.

Lytham Court Wellingborough NN8 5PB
Freehold Price £355,000

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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27 Sheep Street Wellingborough
Northants NN8 1BS
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Irthlingborough Office
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Rushden Office
74 High Street Rushden
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Situated in a cul-de-sac in the popular area of Gleneagles is this four bedroom detached property offered with no chain which has had a two storey extension to the rear to provide a 12ft family room with bi-fold doors leading out to the rear garden and a 21ft master bedroom with ensuite shower room. The property benefits from uPVC double glazing, gas radiator central heating and further offers a cloakroom and a garage. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, family room, kitchen, master bedroom with ensuite shower room, three further bedrooms, bathroom, gardens to front and rear and a garage.

Enter via composite door with obscure glazed inserts and obscure glazed side panel to.

Entrance Hall

Stairs to first floor landing, under stairs cupboard, laminate floor, coving to ceiling, doors to.

Cloakroom

White suite comprising low flush W.C, wash hand basin set in natural stone tiled worksurface with cupboard under and natural stone tiled splash backs, tiled floor, towel radiator, obscure glazed window to side aspect.

Lounge

12' 6" x 12' 3" (3.81m x 3.73m)

Window to rear aspect, laminate floor, T.V point, telephone point, radiator, coving to ceiling, through to.

Dining Room

9' 8" x 9' 0" (2.95m x 2.74m)

Laminate floor, fitted storage unit, double radiator, coving to ceiling, door to kitchen, through to.

Family Room

12' 11" x 12' 10" (3.94m x 3.91m)

Bi-fold doors to rear garden, window to side aspect, laminate floor, double radiator.

Kitchen

12' 7" x 9' 7" (3.84m x 2.92m) (This measurement includes area occupied by the kitchen units)

Comprising single drainer stainless steel unit with cupboards under, base and eye level units providing work surfaces, space for cooker, extractor hood, plumbing for washing machine, plumbing for dishwasher, space for American style fridge/freezer, tiled splash backs, window to front aspect, part obscure glazed door to side.

First Floor Landing

Access to loft space, airing cupboard housing gas fired boiler serving domestic hot water and central heating and hot water cylinder with immersion heater, coving to ceiling, doors to.



Bedroom One

21' 9" plus door recess narrowing to 12' 10" x 12' 10" max (6.63m x 3.91m)

Window to rear aspect, obscure glazed window to side aspect, access to loft space, double radiator, door to.

Ensuite Shower Room

White suite comprising tiled shower enclosure with digital shower controls, low flush W.C, pedestal hand wash basin, electric shavers point, towel radiator, extractor vent.

Bedroom Two

11' 4" x 9' 11" (3.45m x 3.02m)

Window to rear aspect, radiator.

Bedroom Three

9' 11" x 7' 2" (3.02m x 2.18m)

Window to front aspect, radiator, coving to ceiling.

Bedroom Four

10' 8" x 6' 6" (3.25m x 1.98m)

Window to front aspect, radiator

Bathroom

White suite comprising panelled bath with electric shower over, low flush W.C, pedestal hand wash basin, tiled walls and floor, coving to ceiling, towel radiator, obscure glazed window to side aspect.

Outside

Rear - Mainly laid to lawn, patio, decking, trees, shrubs, external power point, water tap, door to garage, enclosed by fencing, gated pedestrian access to front.

Front - Mainly laid to lawn, shrubs, conifer, drive providing off road parking for up to two vehicles leading to.

Garage

Double wooden doors



Energy Performance Rating

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

Council Tax

We understand the council tax is band D (£2,142 per annum. Charges for 2024/25).

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.

