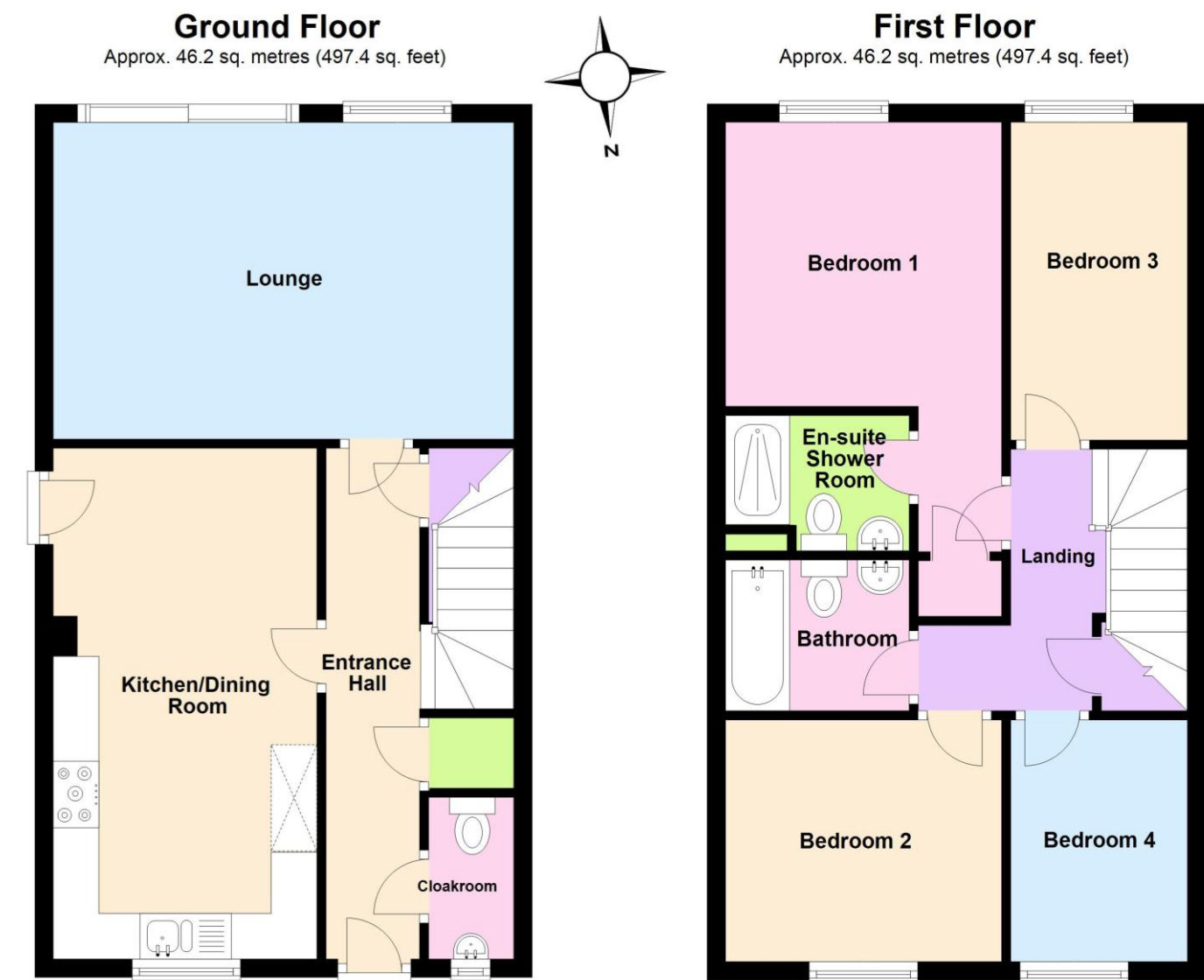


Lamport Way Wellingborough

richard james

www.richardjames.net



Total area: approx. 92.4 sq. metres (994.8 sq. feet)



Lamport Way Wellingborough NN8 1LJ

Freehold Price £325,000

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 chain and situated on the Stanton Cross development within walking distance of the train station is this four bedroom semi detached property which benefits from uPVC double glazing, gas radiator central heating and built in kitchen appliances. The property further offers a cloakroom, an ensuite shower room to the master bedroom, a south facing rear garden, off road parking for two vehicles and a garage. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining rom, master bedroom with ensuite shower room, three further bedrooms, bathroom, gardens to front and rear and garage.

Enter via composite door with obscure glazed inserts to.

Entrance Hall

Stairs to first floor landing, cloaks cupboard, understairs storage cupboard, radiator, doors to.

Cloakroom

White suite comprising low flush W.C., pedestal hand wash basin, extractor vent, obscure window to front aspect.

Lounge

16' 7" x 11' 5" (5.05m x 3.48m)

Patio door to rear garden, window to rear aspect, T.V. point, telephone point, radiator.

Kitchen/Dining Room

18' 4" x 9' 4" (5.59m x 2.84m) (This measurement includes area occupied by the kitchen units)

Comprising stainless steel one and a half bowl single drainer sink unit with cupboards under, base and eye level units providing work surfaces, built in electric oven and five ring gas hob with extractor hood over, integrated fridge/freezer, plumbing for washing machine, space for further appliance, tiled splash back, contemporary vertical radiator, part obscure glazed uPVC door to side.

First Floor Landing

Doors to.

Bedroom One

10' 2" widening to 15' 4" x 9' 11" (3.1m x 3.02m)

Window to rear aspect, built in wardrobes, radiator, door to.

Ensuite Shower Room

White suite comprising tiled shower cubicle, low flush W.C., pedestal hand wash basin, tiled splash back, extractor vent.

Bedroom Two

9' 11" x 8' 8" (3.02m x 2.64m)

Window to front aspect, radiator.

Bedroom Three

11' 5" x 6' 3" (3.48m x 1.91m)

Window to rear aspect, radiator.

Bedroom Four

8' 8" x 6' 3" (2.64m x 1.91m)

Window to front aspect, radiator.

Bathroom

White suite comprising panelled bath, low flush W.C., pedestal hand wash basin, tiled splash back, extractor vent.

Outside

Rear - Patio, mainly laid to lawn, decking, gated pedestrian access to front, enclosed by fencing.

Front - Garden enclosed by metal railings, electric vehicle charging point, double width drive leading to.

Garage - Metal up and over door.

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 (£1,998.67 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.**

