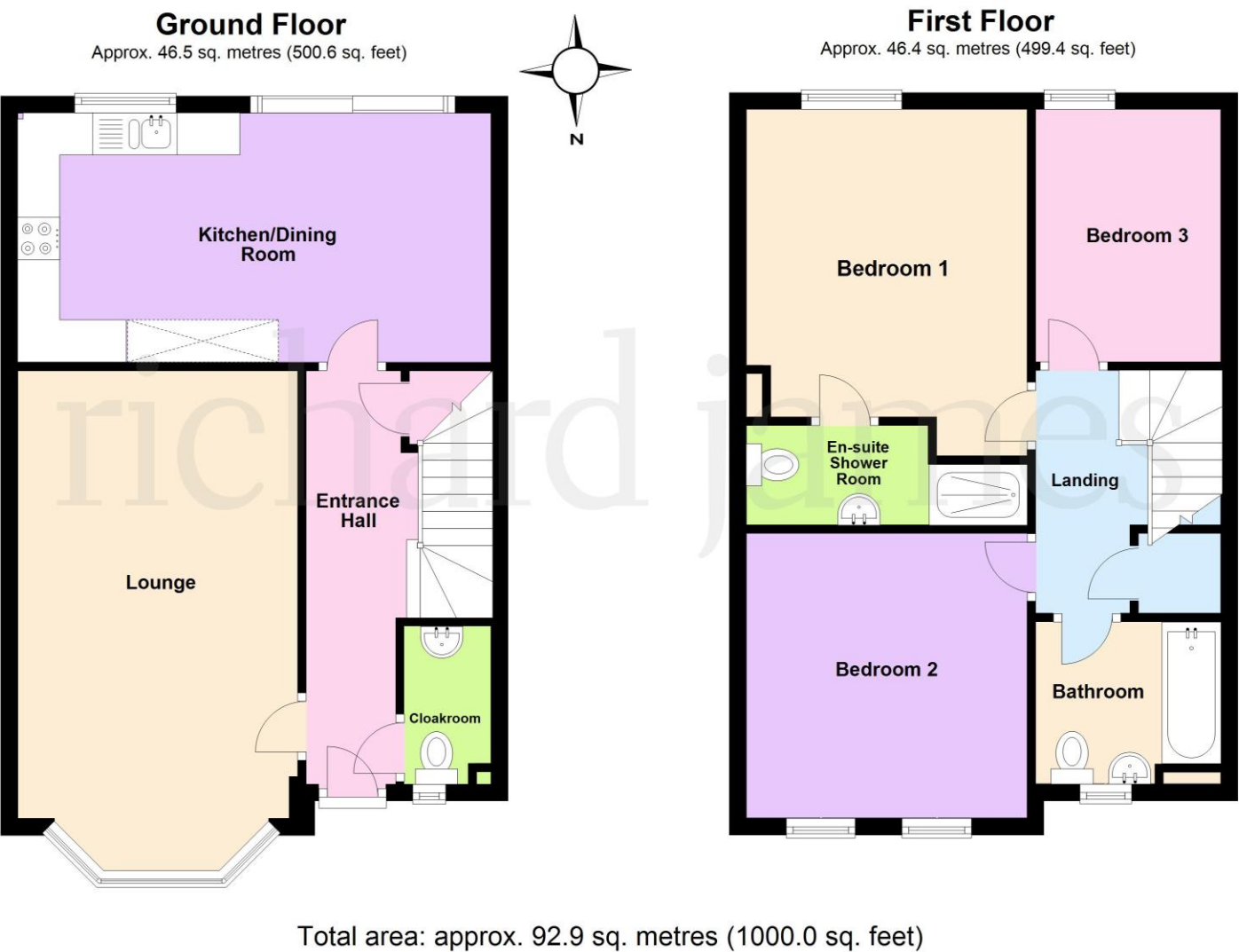




Lamport Way Wellingborough NN8 1LJ
Freehold Price £325,000

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



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.

A well presented three bedroom detached property built by Bellway Homes in 2019 which is situated local to the railway station and Stanton Cross primary school. The property benefits from uPVC double glazing, gas radiator central heating, a range of integrated kitchen appliances to include oven, hob, fridge/freezer, dishwasher and washer/dryer, the addition of Daikin app controlled air conditioning units to the kitchen/dining room and landing and further offers a 18ft lounge, a cloakroom, a master bedroom with ensuite shower room, a south facing rear garden, a 44ft driveway, an EV charging point and a larger than average garage measuring 19ft x 9ft. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, master bedroom with ensuite shower room, two further bedrooms, bathroom, gardens to front and rear and a garage.

Enter via composite door to.

Entrance Hall

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

Cloakroom

White suite comprising low flush W.C., pedestal hand wash basin, tiled splash backs, tiled floor, radiator, extractor vent, obscure glazed window to front aspect.

Lounge

18' 11" max into bay x 10' 8" (5.77m x 3.25m)
Bay window to front aspect, LVT flooring, two radiators, T.V. point, telephone point.

Kitchen/Dining Room

18' 0" x 9' 5" (5.49m x 2.87m) (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 gas hob with extractor hood over, integrated fridge/freezer, washer/dryer and dishwasher, cupboard housing gas fired boiler serving domestic hot water and central heating, LVT flooring, tiled splash backs, air conditioning unit, double radiator, window to rear aspect, patio doors to rear garden.

First Floor Landing

Access to loft space, airing cupboard housing hot water cylinder and immersion heater, air conditioning unit, radiator, doors to.

Bedroom One

13' 1" narrowing to 11' 7" x 10' 11" max (3.99m x 3.33m)
Window to rear aspect, radiator, door to.

Ensuite Shower Room

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

Bedroom Two

11' 0" x 10' 11" (3.35m x 3.33m)
Two windows to front aspect, radiator.

Bedroom Three

9' 7" x 6' 10" (2.92m x 2.08m)
Window to rear aspect, radiator, telephone point, network point.

Bathroom

White suite comprising panelled bath with mixer shower attachment, low flush W.C., pedestal hand wash basin, tiled splash back, tiled floor, radiator, extractor vent, obscure glazed window to front aspect.

Outside

Rear - Mainly laid to lawn, patio, outside tap, outside light, door to garage, enclosed by brick wall and feather board fencing, gated pedestrian access to driveway.

Front - Shrubs, enclosed by metal railings, EV charge point, 44ft driveway leading to.

Garage - Larger than average measuring 19' 10" x 9' 10". Metal up and over door, power and light, storage to eaves space.

N.B

We understand an estate charge of circa £200.00 is payable per annum. This should be confirmed by a purchasers legal representative before 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 D (£2,142 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.

