



Total area: approx. 131.1 sq. metres (1411.6 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.



High Street Raunds NN9 6HS Freehold Price £400,000

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.

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



Viewing strongly recommended! Offered with no upward chain and situated in an elevated, secluded position set back from High Street, is this established and extended three bedroomed detached bungalow set upon a plot of approx. 0.24 of an acre. Benefits include gas radiator central heating, uPVC double glazing and off road parking for six/seven cars with a garage. The accommodation briefly comprises spacious entrance hall, large open plan lounge/sitting/dining room with bespoke working fireplace, conservatory with views across south facing rear garden, kitchen, generous utility/boot room, three double bedrooms, shower room, family bathroom, very large attic space, mature front and rear gardens. The property is in good decorative order throughout and offers plenty of scope for further development.

Enter via wooden front door with side screen to:

Entrance Hall

Loft access, storage cupboard, radiator, airing cupboard with shelving, doors to:

Lounge/Sitting/Dining Room

'L' shape 24' 5" max. x 24' 1" max. (7.44m x 7.34m)

Lounge Area

Window to front aspect, two radiators, solid fuel brick fireplace with display shelving and log storage.

Sitting Area

Radiator, sliding patio door to rear aspect.

Dining Area

Window to rear aspect, radiator, door to:

Conservatory

12' 9" x 9' 4" (3.89m x 2.84m)

Of brick/uPVC construction, perspex roof, French door to garden, power and light connected.

Kitchen

12' 0" x 9' 4" (3.66m x 2.84m)(This measurement includes the area occupied by the kitchen units)

Fitted to comprise one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, built in oven/grill, electric hob, fridge space, extractor, window to rear aspect, radiator, wooden panelled ceiling, door to:

Utility Room

12' 6" x 7' 7" (3.81m x 2.31m)(This measurement includes the area occupied by the kitchen units)

Fitted to comprise base level units providing work surface, single drainer sink unit, plumbing for washing machine, dishwasher space, tiled flooring, fridge/freezer space, floor mounted gas boiler serving domestic hot water and central heating systems, door to front and rear aspects with side screens.

Bedroom One

12' 8" x 10' 1" (3.86m x 3.07m)

Window to side aspect, radiator, range of fitted wardrobes and bedside tables, storage lockers and dressing table.

Bathroom

Fitted to comprise low flush W.C., bidet, pedestal wash hand basin, tiled splash backs, corner bath with shower attachment, extractor, storage cupboard, radiator, window to side aspect.

Bedroom Two

13' 4" x 8' 6" (4.06m x 2.59m)

Window to rear aspect, radiator, built in wardrobes and storage lockers.

Bedroom Three

10' 2" x 8' 6" (3.1m x 2.59m)

Window to front aspect, radiator.

Shower Room

Fitted to comprise low flush W.C., pedestal wash hand basin, shower cubicle, fully tiled, window to side aspect.

Outside

Front - Mainly lawned with raised border stocked with bushes, extensive block paved driveway providing off road parking for approximately six/seven cars, leading to:

Single Garage - Up and over door, of prefabricated construction.

Rear - Paved/gravelled patio, extensive lawn, border stocked with a wide variety of flowers, shrubs, bushes and trees, prefabricated storage shed, further patio, outside tap, enclosed by wooden panelled fencing. Garden enjoys a private southerly aspect.

Energy Performance Rating

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

Council Tax

We understand the council tax is band E (£2,687 per annum. Charges for 2023/2024).

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.

