

Lower Street, Great Addington

richard james

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Ground Floor
Approx. 118.1 sq. metres (1270.7 sq. feet)

Total area: approx. 118.1 sq. metres (1270.7 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.

Lower Street Great Addington NN14 4BL
Freehold Price £545,000

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



Situated in one of the most sought after local villages is this established three bedroomed detached bungalow occupying an elevated plot and set back from Lower Street offering ample off road parking for up to six cars with additional single garage with remote controlled roller door. The property has been tastefully refurbished by the current owners with benefits to include oil radiator central heating, uPVC double glazing, refitted kitchen, refitted sanitary ware, refitted floor covering's to include high quality vinyl and wooden flooring. The property offers air conditioning, solar panels with battery storage, a wood burner, fitted wardrobes to all bedrooms, a driveway lift, off road parking for many vehicles and views over a paddock to the rear of the property. The accommodation comprises open plan kitchen/family room, lounge, inner hall, three bedrooms with en suite dressing room and shower room to master, further shower room, front and rear garden, single garage and a driveway.

Enter via part-glazed composite front door with side screen, through to:

Open Plan Kitchen/Family Room 'L' shape in design
28' 1" max. x 22' 9" max. (8.56m x 6.93m)(This measurement includes are occupied by kitchen units)

Kitchen Area

Refitted to comprise inset one and a half bowl sink unit with cupboard under, a range of base level units providing granite work surfaces with splash backs and granite cooker back plate, built-in appliances comprising of dishwasher, washing machine, stainless steel extractor hood, stainless steel free standing range master with six rings, breakfast bar with granite work surface and storage cupboards under with granite splash backs, spotlights to ceiling, window to front aspect, composite part-glazed door to side aspect, high quality LVT vinyl flooring, American fridge/freezer space, through to:

Family Area

French door and side screens to rear aspect, high quality LVT vinyl flooring, spotlights to ceiling, radiator.

Dining Area

Window to side aspect, high quality LVT vinyl flooring, a range of base level units with granite work surfaces and splash areas, wine fridge, further wall cupboards adding additional storage, glazed double doors through to:

Lounge

22' 3" max. x 16' 7" (6.78m x 5.05m)

Window to both side aspects, two radiators, bamboo flooring, door and window to rear aspect with fitted blinds, wood burner with glass front, wall mounted air conditioning unit, USB charge points, door through to:

Inner Hallway

Wooden flooring, loft access with pull down ladder, spotlights to ceiling, doors to:

Bedroom One

11' 7" x 10' 3" max. (3.53m x 3.12m)

French door with side screen to rear aspect, wooden flooring, spotlights to ceiling, radiator, T.V. point, ceiling mounted venting for air conditioning, through to:



Dressing Room

11' 7" x 6' 7" max. including built-in wardrobes (3.53m x 2.01m)

Wooden flooring, dressing table with drawers, four fitted double wardrobes, spotlights to ceiling, contemporary radiator, door through to:

Ensuite Shower Room

Refitted suite comprising of low flush W.C., vanity sink with cupboard and drawers under, worktops, tiled splash backs, two chrome towel rails, double corner shower cubicle, spotlights to ceiling, window to side aspect, mirror with shaver point.

Bedroom Two

11' 4" including wardrobes x 9' 7" (3.45m x 2.92m)

Window to front aspect, radiator, wooden flooring, USB charge points, spotlights to ceiling, vent for air conditioning to ceiling, fitted double wardrobes.

Bedroom Three

10' 5" max. including wardrobes x 10' 0" max. including wardrobes (3.18m x 3.05m)

Window to front aspect, a range of fitted wardrobes with hanging space and shelving, further cupboards with shelving, radiator, spotlights and vent for air conditioning to ceiling, wooden flooring.

Shower Room

Refitted four piece suite comprising low flush W.C., bidet, vanity sink with cupboard under, double shower cubicle, tiled splash backs, spotlights to ceiling, work surface with cupboards under, mirror with light and shaver point, extractor, chrome towel rail, high quality LVT vinyl flooring.

Outside

Front - Extensive gravelled driveway measuring 53ft in length by 25ft providing off road parking for approximately six cars, block paved pathway leading up to a single garage with roller door, power and light connected, wall mounted electric car charger, bin store area and fitted lift electrically powered providing access to patio level. Steps up to paved patio with gravel border with gate though to oil tank enclosed by timber fencing, outside tap, gated access to rear garden on both sides.



Rear - Garden comprises of raised deck with inset lighting, step down to generous sized main lawn with borders stocked with a variety of trees, bushes and shrubs, wooden summerhouse/playhouse, outside water tap, covered patio area with brick storage bam, further paved patio with raised fishpond, further deck to the rear with balustrade, garden lighting and barbeque area, further steps down to block paved side patio with oil fired boiler and jacuzzi/hot tub space, garden enclosed by wooden panelled fencing and enjoying views over the paddock to the rear.

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 (£2,720 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.

