

Rectory Close Stanwick

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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.

Rectory Close, Stanwick NN9 6QR
Freehold Price 'Offers in Excess of' £280,000

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.

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27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office ☐
28 High Street Irthlingborough
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Rushden Office ☐
74 High Street Rushden
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Offered with no upward chain and situated in a cul de sac within the very sought after village of Stanwick is this three bedroomed semi detached property featuring a single storey extension to the rear to provide a playroom, home office and separate W.C. The property further offers a 41ft frontage with off road parking for numerous cars leading to a 19ft oversized garage. Further benefits include gas radiator central heating and uPVC double glazing. The accommodation briefly comprises porch, entrance hall, lounge/dining room, playroom, kitchen, separate W.C., home office, three bedrooms, bathroom, separate W.C., front and rear gardens, garage and a driveway.

Entry via part glazed front door with side screen through to:

Porch

Window to side aspect, further multi paned door through to:

Entrance Hall

Stairs rising to first floor landing, radiator, under stairs storage area, door through to:

Lounge/Dining Area

14' 5" x 20' 8" (4.39m x 6.3m)

Lounge area - Window to front aspect, wall mounted electric fire.

Dining area - Window to rear aspect, radiator.

Play Room

10' 0" x 10' 0" max (3.05m x 3.05m)

Window to rear aspect, radiator, storage cupboard, through to:

Kitchen

11' 8" x 7' 3" (3.56m x 2.21m)

Fitted to comprise stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, fridge/freezer space, gas cooker space, plumbing for washing machine, window to side aspect, laminate flooring, courtesy door through to garage, dishwasher space, through to:

Home Office

11' 9" max x 7' 3" (3.58m x 2.21m)

Windows to rear and side aspect, further door to side aspect, laminate flooring, radiator, coving to ceiling.

Separate W.C.

Comprising low flush W.C., coving to ceiling.

First Floor Landing

Loft access, window to side aspect, doors to:

Bedroom One

11' 6" x 10' 5" max (3.25m x 3.18m)

Window to front aspect, triple fitted wardrobe with sliding mirror doors, radiator, coving to ceiling, storage cupboard.

Bedroom Two

14' 6" narrowing to 10'2" x 10' 1" (4.42m x 3.07m)

Window to rear aspect, radiator.

Bedroom Three

7' 0" x 8' 8" including bulkhead (2.13m x 2.64m)

Window to front aspect, radiator, coving to ceiling.

Bathroom

Fitted to comprise pedestal hand wash basin, panelled bath with shower over, tiled splash back, window to rear aspect.

Separate W.C.

Comprising low flush W.C., window to side aspect, fully tiled walls.

Outside

Front - Garden is mainly lawned with borders stocked with bushes and flowers and privet hedge measuring approx 41ft in depth, block paved driveway providing off road parking for approx 4 cars, leading to:

Single detached garage - Up and over door, measuring 19ft in length with power and light connected.

Rear - Comprises paved patio with water tap, main lawn with border stocked with a wide variety of bushes and fish pond, garden is enclosed by wooden panelled fencing and brick walling and enjoys a westerly aspect.

Material Information

The tenure of this property is freehold.

Energy Performance Rating

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

Council Tax

We understand the council tax is band B (£1,831 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

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.

