Lowry Close Wellingborough

richard james

www.richardjames.net



Total area: approx. 2019.8 sq. feet







This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fitments and kitchen units may vary in shape and size.

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.

Lowry Close Wellingborough NN8 4UY

Freehold Price £465,000

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 Property Ombudsman
relocation agent network

Situated in a cul de sac is this sought after four bedroom detached property of approximately 2,000 sq ft which benefits from a 19ft refitted kitchen/breakfast room with a range style cooker and built in appliances, a refitted 12ft four piece ensuite bathroom to the master bedroom, uPVC double glazing, a burglar alarm system, a refitted bathroom and gas radiator central heating. The property further offers fitted wardrobes, a refitted cloakroom, a 16ft x 12ft uPVC conservatory, a games room converted from the former double garage and four double bedrooms all with wardrobes. Viewing is highly recommended to appreciate the overall size. The accommodation briefly comprises entrance hall, cloakroom, study, lounge, dining room, conservatory, games room, kitchen/breakfast room, utility room, master bedroom with ensuite shower room, three further double bedrooms, bathroom, gardens to front and rear and off road parking.

Enter via part obscured entrance door to.

Entrance Hall
Radiator, cloaks cupboard, central heating thermostat, tiled floor, coving to ceiling, stairs to first floor landing, doors to.

Cloakroom
Refitted white suite comprising low flush W.C., pedestal hand wash basin, tiled splash areas, radiator, electric extractor vent, tiled floor.

Study
8' 11" max x 6' 4" max (2.72m x 1.93m)
Window to front aspect, radiator, telephone point, coving to ceiling.

Lounge
17' 5" into bay x 11' 9" max (5.31m x 3.58m)
Bay window to front aspect, open fireplace with stone fire surround and marble hearth, two radiators, wall light points, T.V. point, telephone point, coving to ceiling, double doors to.

Dining Room
11' 10" max x 8' 11" max (3.61m x 2.72m)
Radiator, high gloss floor, built in bar, through to conservatory.

Kitchen/Breakfast Room
19' 4" max x 9' 8" widening to 17' 6" (5.89m x 2.95m) (This measurement includes area occupied by the kitchen units)
Refitted to comprise one and a half bowl single drainer stainless steel sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, tiled splash surrounds, range style gas cooker with twin fan assisted ovens, gas five ring hob and plate warmer, extractor hood, integrated combination oven, microwave and grill, freestanding American style fridge/freezer, space and plumbing for dishwasher, under cupboard lights, coving to ceiling, breakfast bar, radiator, window to rear aspect, further box bay window to rear with French doors to rear garden, tiled floor, door to.

Utility Room
Comprising single drainer stainless steel sink unit with cupboards under, mixer tap, work surfaces with drawers under, wall units, plumbing for washing machine, radiator, part obscure glazed door to side.

Conservatory
16' 0" max x 12' 0" narrowing to 10' 7" (4.88m x 3.66m)
Of brick and uPVC construction, glazed to three aspects with French doors to rear garden, door to.

Games Room
17' 3" max x 15' 4"narrowing to 10'7" (3.48m x 3.07m)
Converted from former double garage by partition walls, door to garden.

First Floor Landing
Window to front aspect, access to loft space, airing cupboard housing gas fired combination boiler serving central heating and domestic hot water, linen shelves, coving to ceiling, doors to.

Bedroom One
15' 3" x 11' 9" (4.65m x 3.58m)
Window to front aspect, radiator, wall to wall built in wardrobes with clothes hanging rail and shelves, coving to ceiling, door to.

Ensuite Bathroom
Refitted four piece bathroom suite comprising panelled bath with jacuzzi, wash basin, low flush W.C., tiled shower enclosure, white wall mounted towel rail, obscure glazed window to side and rear aspect, tiling to walls, downlights to ceiling.

Bedroom Two
11' 5" widening to 12' 11" x 10' 1" max (3.48m x 3.07m)
Window to front aspect, radiator, built in double wardrobe, coving to ceiling, laminate flooring.

Bedroom Three
11' 11" max x 9' 0" widening to 12' 8" (3.63m x 2.74m)
Window to rear aspect, radiator, built in wardrobe, coving to ceiling.

Bedroom Four
9' 10" max x 8' 6" max (3m x 2.59m)
Window to rear aspect, radiator, built in double wardrobe, coving to ceiling.

Bathroom
Refitted white suite comprising panelled bath with shower fitted over, pedestal hand wash basin, low flush W.C., tiled walls, chrome effect towel radiator, electric extractor vent, tiled floor, obscure glazed window to rear aspect.

Outside
Front - Lawn, shrubs, tree, open canopy porch with courtesy light, double width driveway with further parking space to left.

Store – Partition section of former double garage.

Rear Garden - Offering a good degree of privacy, patio, lawn, raised flower border, power points, lights, tap, gated access to front, wooden fence.





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 E (£2,896 per annum. Charges for 2026/2027).

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.





www.richardjames.net