



Total area: approx. 207.3 sq. metres (2231.2 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.

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.

## St. Marys Road Bozeat NN29 7JU

### Freehold Price £595,950

**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



Offered with no onward chain and boasting approx. 2,200 sq.ft of accommodation is this individually built five bedroom detached family home which is situated just off the A509 in the popular village of Bozeat providing convenient road links to the A45 & M1 and Wellingborough train station. The property benefits from sealed unit double glazing, gas radiator central heating, a cloakroom, a 16ft kitchen/breakfast room with freestanding range cooker and integrated dishwasher, a utility room and further offers an 18ft lounge, 15ft dining room, 12ft study and a 16ft master bedroom with ensuite bathroom. Outside you'll find an 'L' shaped garden which measures approx. 101ft max x 69ft max and enjoys both southern & westerly aspects and there is a 16ft x 15ft garage with electric roller door. A viewing is highly recommended to appreciate the outdoor space and size of the accommodation which briefly comprises entrance porch, cloakroom, hallway, study, lounge, dining room, kitchen/breakfast room, utility room, master bedroom with ensuite shower room, four further bedrooms, family bathroom, gardens to front and rear and garage.

Enter via composite door with obscure glazed inserts to.

#### Entrance Porch

Radiator, coving to ceiling, doors to.

#### Cloakroom

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

#### Hallway

Stairs to first floor landing, understairs storage cupboard, double radiator, telephone point, window to front aspect, laminate flooring, coving to ceiling, doors to.

#### Study

12' 4" x 8' 0" (3.76m x 2.44m)

Window to front aspect, laminate flooring, T.V. point, radiator, coving to ceiling.

#### Lounge

18' 6" x 15' 0" (5.64m x 4.57m)

Window to rear aspect, French doors to side leading to garden, open fireplace with brick fascia, stone hearth and wooden mantle over, T.V. point, telephone point, laminate flooring, two radiators, wall light points, coving to ceiling, double doors to.

#### Dining Room

15' 0" x 12' 11" (4.57m x 3.94m)

Window to front aspect, radiator, wall light points, laminate flooring, coving to ceiling.

#### Kitchen/Breakfast Room

16' 1" x 13' 0" (4.9m x 3.96m) (This measurement includes area occupied by the kitchen units)

Comprising one and a half bowl single drainer sink unit with cupboards under, base and eye level units providing solid wood work surfaces, freestanding range cooker with extractor fan over, integrated dishwasher, tiled splash back, tiled floor, radiator, T.V. point, coving to ceiling, window to rear aspect, French doors to rear garden, door to.



#### Utility Room

Comprising stainless steel single drainer sink unit with cupboards under, work surface, plumbing for washing machine, space for tumble dryer, space for American style fridge/freezer, tiled splash back, tiled floor, radiator, wall mounted gas fired boiler serving domestic hot water and central heating, extractor vent, coving to ceiling, window to rear aspect, door to garage.

#### First Floor Landing

Access to part boarded loft space with fitted ladder and light, double radiator, airing cupboard housing hot water cylinder and immersion heater, coving to ceiling, doors to.

#### Bedroom One

16' 0" x 13' 0" (4.88m x 3.96m)

Window to rear aspect, radiator, coving to ceiling, door to.

#### Ensuite Bathroom

10' 5" x 8' 1" (3.18m x 2.46m)

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

#### Bedroom Two

15' 0" x 13' 0" (4.57m x 3.96m)

Window to front aspect, radiator, T.V. point, wall light point, coving to ceiling.

#### Bedroom Three

15' 0" x 10' 5" (4.57m x 3.18m)

Window to rear aspect, radiator, fitted wardrobe, top boxes and drawers, wall light point, T.V. point, coving to ceiling.

#### Bedroom Four

12' 4" x 8' 0" (3.76m x 2.44m)

Window to front aspect, radiator, T.V. point, coving to ceiling.

#### Bedroom Five

11' 7" x 7' 10" (3.53m x 2.39m)

Window to side aspect, radiator, T.V. point, coving to ceiling.



#### Family Bathroom

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

#### Outside

Rear - 'L' shaped garden measuring 101ft max x 69ft max, mainly laid to lawn, two patios, four trees, pear, plum and apple trees, outside lights and water tap, shed, door to garage, enclosed by fencing, gated pedestrian access to front.

Front - Block paved driveway leading to.

Garage - 16' 10" x 15' 6" - Power and light connected, electric roller door, storage to eaves space, door to garden, door to utility room.

#### Energy Performance Rating

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

#### Council Tax

We understand the council tax is band G (£3,999.12 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](http://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.**

