



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.



**Lytham Court Wellingborough NN8 5PB**  
**Freehold Price £357,500**

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 estateagents 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

**Irlingborough Office**   
28 High Street Irlingborough  
Northants NN9 5TN  
01933 651010

**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480



**Situated in a cul-de-sac in the popular residential area of Gleneagles is this immaculate four bedroom detached property which has been extended to the rear to provide a 12ft family room with bi-folding doors leading out to the rear garden and a 21ft master bedroom with ensuite shower room. The property has recently had a brand new kitchen fitted, been redecorated throughout and benefits from newly laid floor coverings and carpets, uPVC double glazing, gas radiator central heating with a new combination boiler installed in November 2025, a refitted bathroom and further offers a cloakroom, a garage and no onward chain. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, family room, kitchen, master bedroom with ensuite shower room, three further bedrooms, bathroom, gardens to front and rear and a garage.**

Enter via composite door with obscure glazed inserts and obscure glazed side panel to.

#### **Entrance Hall**

Stairs to first floor landing, under stairs cupboard, radiator, laminate floor, coving to ceiling, doors to.

#### **Cloakroom**

White suite comprising low flush W.C, wash hand basin set in natural stone tiled worksurface with cupboard under and natural stone tiled splash backs, tiled floor, towel radiator, obscure glazed window to side aspect.

#### **Lounge**

12' 6" x 12' 3" (3.81m x 3.73m)

Window to rear aspect, laminate floor, T.V point, telephone point, radiator, coving to ceiling, through to.

#### **Dining Room**

9' 8" x 9' 0" (2.95m x 2.74m)

Laminate floor, fitted storage unit, double radiator, coving to ceiling, door to kitchen, through to.

#### **Family Room**

12' 11" x 12' 10" (3.94m x 3.91m)

Bi-fold doors to rear garden, window to side aspect, laminate floor, double radiator.

#### **Kitchen**

12' 7" x 9' 7" (3.84m x 2.92m) (This measurement includes area occupied by the kitchen units)

Comprising single drainer stainless steel unit with cupboards under, base and eye level units providing work surfaces, freestanding five ring gas range cooker, extractor hood, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, tiled splash backs, window to front aspect, part obscure glazed door to side.

#### **First Floor Landing**

Access to loft space, airing cupboard housing gas fired combination boiler serving domestic hot water and central heating, coving to ceiling, doors to.



#### **Bedroom One**

21' 9" plus door recess narrowing to 12' 10" x 12' 10" max (6.63m x 3.91m)

Window to rear aspect, obscure glazed window to side aspect, access to loft space, double radiator, door to.

#### **Ensuite Shower Room**

White suite comprising tiled shower enclosure with digital shower controls, low flush W.C, pedestal hand wash basin, tiled floor, electric shavers point, towel radiator, extractor vent.

#### **Bedroom Two**

11' 4" x 9' 11" (3.45m x 3.02m)

Window to rear aspect, radiator.

#### **Bedroom Three**

9' 11" x 7' 2" (3.02m x 2.18m)

Window to front aspect, radiator, coving to ceiling.

#### **Bedroom Four**

10' 8" x 6' 6" (3.25m x 1.98m)

Window to front aspect, radiator

#### **Bathroom**

White suite comprising panelled bath with electric shower over, low flush W.C, pedestal hand wash basin, tiled walls and floor, coving to ceiling, towel radiator, extractor fan, obscure glazed window to side aspect.

#### **Outside**

Rear - Mainly laid to lawn, patio, decking, trees, shrubs, external power point, water tap, door to garage, enclosed by fencing, gated pedestrian access to front.

Front - Mainly laid to lawn, shrubs, conifer, drive providing off road parking for up to two vehicles leading to.

#### **Garage**

Double wooden doors

#### **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 D (£2,142 per annum. Charges for 2024/25).

#### **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.**

