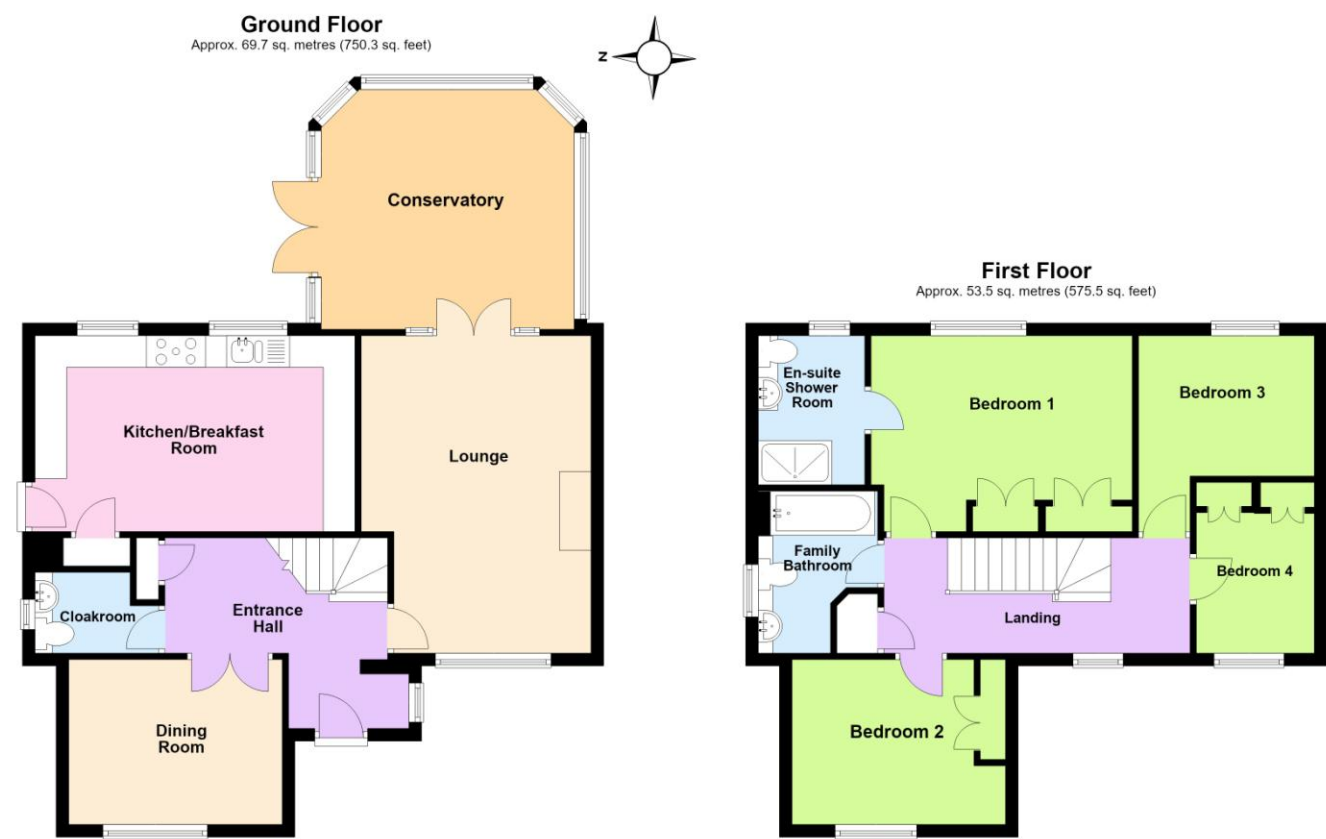


Cleburne Close Stanwick

richard james

www.richardjames.net



Cleburne Close, Stanwick NN9 6TN

Freehold Price 'Offers in excess of' £450,000

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.

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



Set back from the road and situated within the popular Mallows Grange estate within of the sought after village of Stanwick is this very well presented modern four bedroomed detached property featuring an exceptionally large 64ft frontage with potential for additional parking subject to necessary permissions. Further benefits include uPVC double glazing, gas radiator central heating, a range of integrated kitchen appliances and offers separate reception rooms, built in wardrobes to three bedrooms and off road parking for three/four cars. The accommodation briefly comprises entrance hall, cloakroom, lounge, conservatory, dining room, kitchen/breakfast room, four bedrooms with en suite shower room to master, bathroom, front and rear gardens, double garage and a driveway.

Entry via composite part glazed front door through to:

Entrance Hall

Window to side aspect, tiled floor, stairs rising to first floor landing, radiator, coving to ceiling, cloaks cupboard, doors to:

Cloakroom

Comprising low flush W.C, vanity sink with cupboard under, work surface, window to side aspect, tiled splash backs, radiator, tiled flooring.

Lounge

16' 7" x 12' 4" narrowing to 10' 5" (5.05m x 3.76m)
Window to front aspect, two radiators, dado rail, coving to ceiling, French door with side screens to rear aspect, gas fire with feature surround and raised hearth, TV point, telephone point.

Conservatory

12' 2" x 14' 1" (3.71m x 4.29m)
Off brick and uPVC construction, French door to side aspect, Perspex roof, bamboo flooring, power and light connected.

Dining Room

10' 3" x 8' 9" (3.12m x 2.67m)
Window to front aspect, radiator, coving to ceiling.

Kitchen/Breakfast Room

16' 3" x 10' 2" (4.95m x 3.1m)(This measurement includes area occupied by the kitchen units)
Fitted to comprise stainless steel one and a half bowl single drainer sink unit with cupboard under, a further range of eye and base level units providing work surfaces with tiled splash backs, two windows to rear aspect, part glazed door to side aspect, further built-in storage cupboard, integrated five ring gas hob with extractor over, dishwasher, double oven and fridge/freezer, radiator, tiled floor, pull out larder unit.

First Floor Landing

Window to front aspect, coving to ceiling, radiator, cupboard housing wall mounted gas boiler serving domestic hot water and central heating systems, loft access, doors to:

Bedroom One

13' 4" x 10' 5" (4.06m x 3.18m)
Window to rear aspect, radiator, fitted double wardrobes, coving to ceiling, door through to:

Ensuite Shower Room

Comprising low flush W.C, vanity sink with cupboard under, double shower cubicle, tiled splash backs, ceiling mounted extractor, window to side aspect, chrome towel rail, tiled floor.

Bedroom Two

11' 3" max x 8' 8" (3.43m x 2.64m)
Window to front aspect, radiator, fitted double wardrobe.

Bedroom Three

9' 8" x 10' 4" narrowing to 7' 4" (2.95m x 3.15m)
Window to rear aspect, radiator, coving to ceiling.

Bedroom Four

9' 0" x 6' 7" (2.74m x 2.01m)
Window to front aspect, radiator, TV point, coving to ceiling, a range of fitted wardrobes.

Family Bathroom

Comprising low flush W.C, vanity sink with cupboard under, panelled bath with shower over, tiled splash backs, window to side aspect, chrome towel rail, shaver point.

Outside

Front - Extensive 64ft frontage comprising main lawn with border stocked with a variety of flowers and shrubs, mature trees, block paved driveway providing off road parking for three/four cars with potential for additional parking subject to necessary permissions, leading to:

Double detached garage - Two up and over doors, measures 16ft 4 in depth by 16ft 8 in width, power and light connected, EV wall charger.

Rear - Comprising main lawn with borders stocked with shrubs and mature tree, paved patio with water tap, gated side pedestrian access to both sides, further paved area to the side

with wooden shed, garden is enclosed by wooden panelled fencing.

Material Information

The tenure of this property is freehold.

Energy Performance Rating

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

Council Tax

We understand the council tax is band E (£3,028 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.

