

# The Ridge Great Doddington

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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.

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 surveyor's 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.

**The Ridge Great Doddington NN29 7TT**  
**Freehold Price £290,000**

**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



Offered with no chain situated in a sought after location with fields to both the front and rear is this two bedroom chalet property that benefits from uPVC double glazed doors and windows, gas radiator central heating, a refitted kitchen with range of built in appliances, a refitted shower room, an outbuilding which could be used as a home office or garden room and offers a 69ft rear garden with vehicular rear access, a former garage which could be adapted to be used for a car and a 96ft front driveway providing off road parking for several cars. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, ground floor bedroom, shower room, first floor bedroom, gardens to front and rear, outbuilding and parking.

Enter via park obscure glazed entrance door to.

#### Entrance Hall

Radiator, wood effect floor, coving to ceiling, doors to.

#### Lounge

13' 5" upto window x 11' 11" into chimney breast recess (4.09m x 3.63m)

Bay window to front aspect, radiator, solid fuel burner set in chimney recess, wood effect floor, coving to ceiling.

#### Kitchen

10' 3" max x 8' 0" max (3.12m x 2.44m) (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, range of base and eye level units providing work surfaces, upstands, built in electric oven, gas hob and extractor hood, integrated fridge/freezer and dishwasher, cupboard housing gas fired boiler serving central heating and domestic hot water, inset ceiling lights, wood effect floor, radiator, window to side aspect.

#### Dining Room

10' 7" x 8' 5" (3.23m x 2.57m)

Two windows and glazed door to rear garden, radiator, wood effect floor, stairs to first floor landing with cupboards under which provide space and plumbing for washing machine and space for tumble dryer, coving to ceiling, access to eaves areas.

#### Bedroom Two

12' 8" max x 10' 6" max (3.86m x 3.2m)

Window to front aspect, radiator, coving to ceiling.

#### Shower Room

Refitted to comprise tiled shower enclosure, single bowl wash basin with tiled splash areas and vanity cupboards under, low flush W.C. with concealed cistern, inset ceiling lights, chrome effect towel radiator, obscure glazed window to rear aspect.

#### First Floor

Door to.

#### Bedroom One

13' 6" plus recess x 11' 7" (4.11m x 3.53m) (This room has sloping ceilings)

Sky light window, radiator, built in wardrobe/cupboard, cupboards and drawers built in eaves space.

#### Outside

Rear Garden - 69ft in length, wooden decking, lawn with various shrubs and plants, shed, tap, pond, former garage which is now used as a store but could be modified to be used as a garage again if required with access from service road/track at rear, carport and double open gates provide access to rear garden.

Outbuilding - 15' 3" x 10' 7" - Window to rear aspect, window to side aspect, French doors, power and light connected, wood effect floor, tongue and groove panelled ceiling, could be used as a home office or garden room.

Front - Concrete driveway of 96ft in length providing parking for several cars, car port, light, gated access to rear garden, storage area, gravel and lawn, hedge and wooden fence.

#### 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 C (£2,140 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.**

