



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 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.

Larchwood Close Wellingborough NN8 3GJ
Freehold Price £340,000

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 is this four bedroom detached house which benefits from uPVC double glazing, a refitted kitchen with built in appliances, a refitted four piece ensuite bathroom, a refitted family bathroom and gas radiator central heating. The property further offers a cloakroom, separate reception room, a burglar alarm system, built in wardrobes to all bedrooms and a south facing rear garden. The accommodation briefly comprises hallway, cloakroom, lounge, dining room, kitchen, master bedroom with dressing room and ensuite bathroom, three further bedrooms, family bathroom, gardens to front and rear and a single garage.

Enter via entrance door

Hallway

Radiator, door to garage, door to.

Cloakroom

Comprising low flush W.C., wash hand basin, radiator, obscure glazed window to rear aspect.

Entrance Hall

Stairs to first floor landing with understairs cupboard, radiator.

Lounge

18' 10" max x 11' 8" max (5.74m x 3.56m)

uPVC door to rear garden, two radiators, T.V. point, window to rear aspect, electric wall mounted pebble effect fire.

Dining Room

12' 8" x 9' 1" (3.86m x 2.77m)

Box bay window to front aspect, radiator.

Kitchen

11' 0" x 9' 3" (3.35m x 2.82m) (This measurement includes area occupied by the kitchen units.)

Comprising of one and a half bowl stainless steel single drainer sink unit with cupboards under, a range of base and eye level units providing work surfaces, built in electric oven, gas hob with extractor fan over, plumbing for dishwasher and washing machine, integrated fridge freezer, window to front aspect, radiator, door to side aspect.

First Floor Landing

Window to side aspect, access to loft space, doors to.

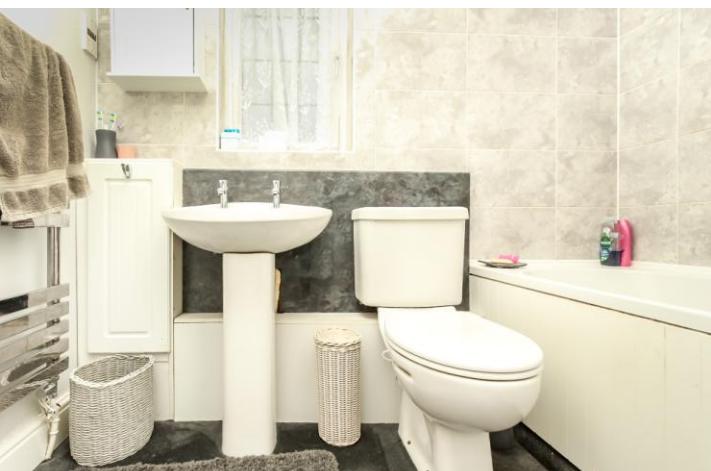
Bedroom One

11' 9" wall to wall x 9' 9" (3.58m x 2.97m)

Window to rear aspect, radiator, built in double wardrobe with clothes hanging rail and shelving, through to.

Dressing Room

Double wardrobe with clothes rail, obscure window to rear aspect, door to.



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 (£2,248 per annum. Charges for 2025/2026).

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.

