

141 Bourton Way
Wellingborough
Northamptonshire.
NN8 2NU

£380,000



- 4/5 Bedrooms
- Detached House
- Double Garage & Off Road Parking
- En Suite
- Separate Dining Room
- Downstairs WC
- Corner Plot
- Study/Bedroom 5
- Access To A45/Ring Road Commuter Routes

Ref: PRA11546

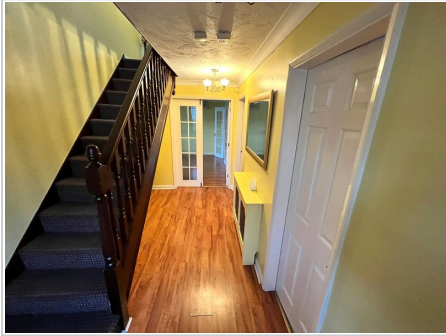
Viewing Instructions: Strictly By Appointment Only



General Description

****NO UPPER CHAIN**** We are pleased to offer for sale this four/five bedroom detached house, situated on a corner plot in the highly sought-after Wilby Way area of Wellingborough. Benefits include: All double bedrooms, en suite, three reception rooms, double garage and off road parking. No upper chain

Accommodation



Entrance Hall

Enter via double glazed front door. Radiator. Laminate flooring. Stairs to First Floor Landing. Doors to: WC, Study, Kitchen and Lounge.

WC

Obscured double glazed window to front aspect. White suite consisting of WC and hand basin. Radiator.

Study/Bedroom 5 (13' 4" x 8' 7") or (4.07m x 2.62m)

Double glazed windows to front and side aspects. Radiator. Built-in cupboards. Laminate flooring.

Kitchen/Breakfast Room (11' 1" x 10' 10") or (3.39m x 3.31m)

Double glazed window to side aspect. Range of eye and base level units with roll top work surfaces. 1 1/2 bowl sink and drainer. Tiled splash back areas. Integrated electric oven and gas hobs. Plumbing for dishwasher. Radiator. Laminate flooring. Door to Utility. Door to Dining Room.

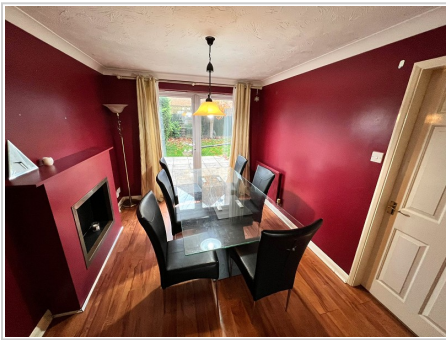
Utility

Cupboard unit and roll top work surface with space and plumbing for washing machine and drier. Double glazed door to Rear Garden.



Lounge (17' 3" x 12' 2") or (5.26m x 3.71m)

Double glazed bay window to side aspect. Laminate flooring. Radiator. Double doors to Dining Room.



Dining Room (11' 2" x 9' 1") or (3.40m x 2.76m)

Laminate flooring. Radiator. Door to Kitchen. Double glazed PVCu doors to Rear Garden.

First Floor Landing

Double glazed window to front aspect. Radiator. Loft access hatch. Two built-in cupboards. Doors to Bedrooms and Bathroom.



Bedroom 1 (12' 6" x 11' 7") or (3.81m x 3.53m)

Double glazed window to side aspect. Laminate flooring. Built-in wardrobes. Door to En Suite.



En Suite

Obscured double glazed window to rear aspect. White suite consisting of: WC, hand basin on pedestal, and shower cubicle. Tiled splash back areas. Heated towel rail. Tiled floor.



Bedroom 2 (14' 3" x 8' 10") or (4.34m x 2.70m)

Double glazed windows to front and side aspects. Radiator. Laminate flooring. Built-in wardrobes.



Bedroom 3 (11' 9" x 8' 7") or (3.58m x 2.61m)

Double glazed window to side aspect. Radiator. Laminate flooring. Built-in wardrobe.



Bedroom 4 (10' 6" x 8' 9") or (3.20m x 2.67m)

Double glazed window to side aspect. Radiator. Laminate flooring. Built-in wardrobe.



Bathroom

Obscured double glazed window to side aspect. White suite consisting of: WC, hand basin on pedestal, bath and shower cubicle. Tiled splash back areas. Tiled floor. Radiator.

Front Garden

Wrapping round front and side of the property. Hard standing for off road parking. Lawn area with borders with plants and shrubs.



Rear Garden

Mostly laid to lawn. Paved patio area. Borders with plants and shrubs. Pedestrian gate to front of the property. Door to Double Garage.

Double Garage

Power and light connected. Two metal up-and-over doors.

AGENTS NOTE

This is a freehold property.

Council Tax Band : E

Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating:71

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified



Ground Floor

First Floor



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.
Plan produced using PlanUp.

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

