

8 Brampton Close
Wellingborough
Northamptonshire.
NN8 5XG

Offers Over £370,000



- Detached Family Home
- Four Bedrooms
- Spacious Lounge And Dining Room
- Utility Area & Kitchen
- Refitted Cloakroom
- Conservatory
- Double Garage & Driveway
- Generous Master Bedroom & Ensuite Shower Room
- Sought After Location

Ref: PRA11560

Viewing Instructions: Strictly By Appointment Only



General Description

LOCATION.....LOCATION.....LOCATION... This beautiful spacious four bedroom detached family home has to be viewed to fully appreciate all that is on offer to the discerning buyer. Lets step inside and explore.....from the hallway, refitted cloakroom, utility area and kitchen, generous lounge,

Accommodation



Entrance Hall

Part double glazed entrance door and obscure double glazed window to front elevation, stairs to first floor landing, door to lounge, door to utility area, door to;



Cloakroom

Refitted two piece suite comprising low level WC , work surface with wash basin with mixer tap over and storage under, complementary tiling, obscure double glazed window to front elevation



Lounge (16' 0" x 11' 04" Max) or (4.88m x 3.45m Max)

Double glazed window to front elevation, coving to ceiling, feature fireplace with fitted fire, opening to;



Dining Room (9' 03" x 11' 04") or (2.82m x 3.45m)

double glazed patio doors to rear elevation leading to conservatory, coving to ceiling, opening to lounge.



Utility Area (6' 03" x 6' 03") or (1.91m x 1.91m)

Plumbing for automatic washing machine, wall mounted gas boiler, work surface with complementary tiling, space for fridge/freezer and washing machine, wall mounted cupboard, radiator, opening with arch to;



Kitchen (11' 11" x 9' 06") or (3.63m x 2.90m)

Fitted with a matching range of base and eye level units and work surfaces over, sink unit with matching drainer and taps over, complementary tiling, space and plumbing for dishwasher, quarry tiled flooring, double glazed window to rear elevation, under stairs cupboard, double glazed door to side elevation

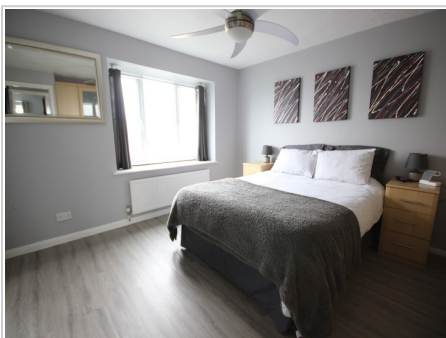


Conservatory (20' 02" x 7' 11") or (6.15m x 2.41m)

double glazed windows and double doors to rear elevation, radiator, door to double garage.

First Floor Landing

Access to loft space, radiator, double glazed window to side elevation, doors to all rooms.



Master Bedroom (12' 10" x 11' 09") or (3.91m x 3.58m)

Double glazed window to front elevation, radiator, door to;



En Suite (9' 05" x 6' 02" Max) or (2.87m x 1.88m Max)

Refitted three piece suite comprising low level WC, vanity sink unit, shower cubicle with shower over, complementary tiling, two obscure double glazed windows to front elevation, radiator.



Bedroom 2 (12' 05" x 8' 06") or (3.78m x 2.59m)

Double glazed window to rear elevation, radiator.



Bedroom 3 (9' 05" x 6' 03") or (2.87m x 1.91m)

Double glazed window to rear elevation, radiator.



Bedroom 4 (9' 05" x 6' 03") or (2.87m x 1.91m)

double glazed window to rear elevation, radiator.



Family Bathroom

Three piece suite comprising panelled bath with shower attachment over, low level WC, pedestal mounted wash hand basin, complementary tiling, obscure double glazed window to side elevation, radiator.



Outside

Rear garden mainly laid to lawn with dwarf brick walling, a variety of shrubs and plants, patio area, enclosed by brick walling and timber fencing, gated access to front.

Front garden mainly laid to lawn, driveway leading to double garage.

AGENTS NOTE

This is a freehold property

Council tax band D

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:67

Tenure

We are informed that the tenure is Freehold

Council Tax

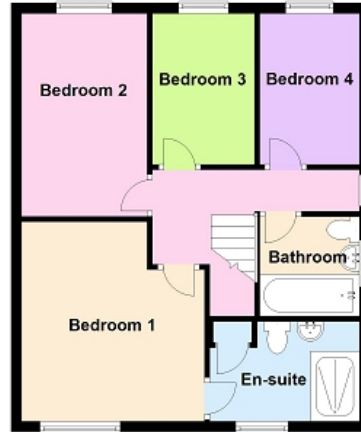
Band Not Specified



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.