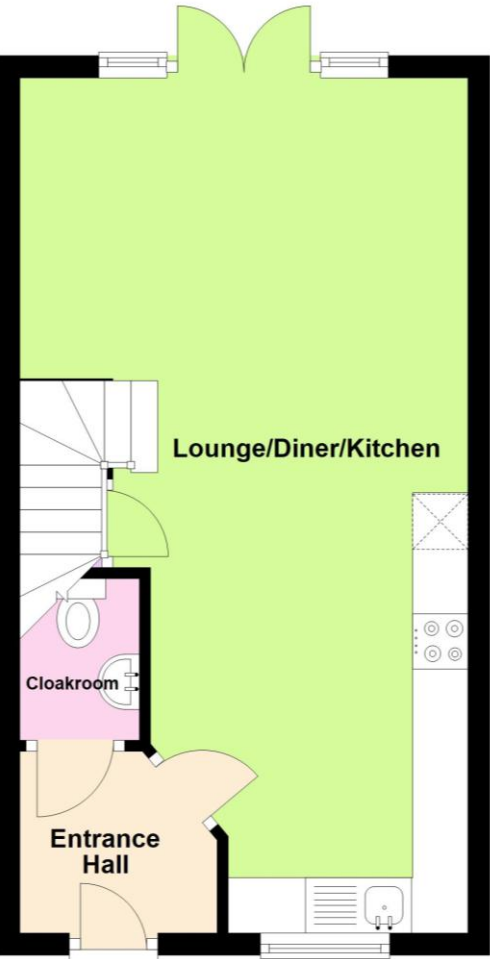
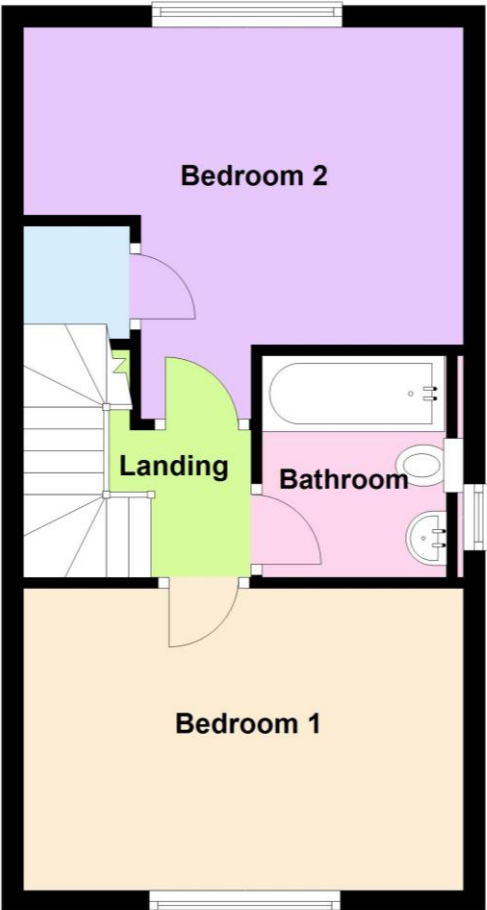


**Ground Floor**  
Approx. 31.3 sq. metres (337.3 sq. feet)



**First Floor**  
Approx. 27.9 sq. metres (300.0 sq. feet)



Total area: approx. 59.2 sq. metres (637.3 sq. feet)

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.



## Patriot Grove Wellingborough NN8 1TJ

### Freehold Price £235,000

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 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.

**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



**Situated in a cul-de-sac on the Stanton Cross development within walking distance of the railway station, Stanton Cross Park and Primary School, is this well presented two bedroom semi-detached property which benefits from uPVC double glazing, gas radiator central heating and built in kitchen appliances to include oven, hob, washing machine and fridge/freezer. The property further offers a cloakroom, a 25ft open plan lounge/diner/kitchen, two double bedrooms, a south facing rear garden, off road parking for two vehicles, and no onward chain. The accommodation briefly comprises entrance hall, cloakroom, lounge/diner/kitchen, two bedrooms, bathroom, garden to rear and off road parking.**

Enter via composite door with inserts to.

#### **Entrance Hall**

Tiled floor, radiator, doors to.

#### **Cloakroom**

White suite comprising low flush W.C., pedestal hand wash basin, tiled splash back, tiled floor, radiator, extractor vent.

#### **Lounge/Dining/Kitchen Area**

25' 4" x 13' 2" max narrowing to 7' 1" min (7.72m x 4.01m)(This measurement includes the area occupied by the kitchen units) uPVC French doors with windows either side to rear garden, T.V. point, telephone point, ethernet point, stairs to first floor landing, under stairs storage cupboard, three radiators, tiled floor to kitchen area. Kitchen comprises stainless steel single drainer sink unit with cupboards under, base and eye level units providing work surfaces with matching upstands, built in electric oven and gas hob with extractor hood over, integrated washing machine and fridge/freezer, freestanding slimline dishwasher, cupboard house gas fired combination boiler serving central heating and domestic hot water, window to front aspect.

#### **First Floor Landing**

Doors to.

#### **Bedroom One**

13' 3" x 9' 2" (4.04m x 2.79m)

Window to front aspect, radiator, access to loft space.

#### **Bedroom Two**

13' 3" max x 8' 9" max plus door recess (4.04m x 2.67m)

Window to rear aspect, over stairs storage cupboard, radiator.

#### **Bathroom**

White suite comprising panelled bath with thermostatic mixer shower attachment, concealed cistern low flow W.C., wall mounted wash hand basin, tiled splash back, tiled floor, towel radiator, extractor vent.

#### **Outside**

Rear - Small patio, mainly laid to lawn, pebble area retrained by sleepers, enclosed by brick and block retraining walls and feather board fencing, gated pedestrian access to side.

Front - Shrubs, driveway providing off road parking for two vehicles.

#### **N.B.**

We understand there is an estate management charge payable of £250.00 per annum. This should be confirmed by the purchasers legal representative.

#### **Energy Performance Rating**

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

#### **Council Tax**

We understand the council tax is band B (£1,842.64 per annum. 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.**

