

Aldwinckle Road, Burton Latimer

richard james

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Total area: approx. 160.3 sq. metres (1725.9 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.

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 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.

Aldwinckle Road Burton Latimer NN15 5TR
Freehold Price 'Offers in excess of' £425,000

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



Situated in the very popular town of Burton Latimer is this modern stone and brick five bedroomed three storey detached property featuring over 1700 square feet of accommodation to include five double bedrooms, three bathrooms, a 26ft kitchen/dining room and a landscaped rear garden. Further benefits include gas radiator central heating, uPVC double glazing, integrated kitchen appliances and offers off road parking for two cars and a single garage. The accommodation briefly comprises entrance hall, lounge, study, utility room/cloakroom, kitchen/dining room, first floor - three bedrooms with en suite shower room and dressing room to master bedroom, further family bathroom, second floor - two further bedrooms, shower room, front and rear gardens, single garage and a driveway.

Entry via part glazed front door through to:

Entrance Hall

Stairs rising to first floor landing, under stairs storage cupboard, tiled floor, doors to:

Lounge

15' 0" x 11' 7" (4.57m x 3.53m)

Window to front aspect, radiator, two TV points.

Study

7' 8" x 7' 1" (2.34m x 2.16m)

Window to front aspect, tiled flooring, radiator.

Utility Room/Cloakroom

9' 9" x 6' 5" (2.97m x 1.96m)

Comprising stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, window to side aspect, tiled flooring, low flush W.C., radiator, plumbing for washing machine.

Kitchen/Dining Room

26' 5" x 10' 5" narrowing to 9' 3" (8.05m x 3.18m) (This measurement includes area occupied by the kitchen units)

Kitchen Area - Comprising composite one and a half bowl single drainer sink unit with cupboards under, a range of eye and base level units providing work surfaces, window to rear aspect, cupboard housing gas boiler serving domestic hot water and central heating systems, integrated stainless steel double oven, microwave, four ring gas hob with extractor fan over, dishwasher, two corner carousels, pan drawers, built-in fridge/freezer, pull out larder unit, breakfast bar, radiator.

Dining Area - French door with side screens to rear aspect, tiled flooring, radiator.

First Floor Landing

Further stairs rising to second floor landing, storage cupboard, window to front aspect, radiator, doors to:

Bedroom One

18' 9" narrowing to 11' 8" x 11' 2" (5.72m x 3.4m)

Window to front aspect, radiator, walk through to:

Dressing Area

5' 9" x 6' 7" (1.75m x 2.01m)

Spotlights, wardrobe space.

Ensuite Shower Room

Three piece suite comprising low flush W.C, pedestal hand wash basin, double shower cubicle with chrome shower, shaver point, tiled splash backs, window to rear aspect, chrome towel rail.

Bedroom Four

11' 4" x 9' 6" max (3.45m x 2.9m)

Window to rear aspect, radiator.

Bedroom Five

8' 1" x 13' 2" max (2.46m x 4.01m)

Window to front aspect, radiator, TV point.

Bathroom

Three piece suite comprising low flush W.C, pedestal hand wash basin, panelled bath with chrome shower, tiled splash backs, window to rear aspect, shaver point, radiator, vinyl flooring.

Second Floor Landing

Doors to:

Bedroom Two

18' 1" max into bay x 11' 2" (5.51m x 3.4m)

Window to front aspect, radiator, skylight to rear aspect.

Bedroom Three

18' 1" x 11' 8" (5.51m x 3.56m)

Window to front aspect, radiator, skylight to rear aspect, loft access.

Shower Room

Comprising low flush W.C, pedestal hand wash basin, shower cubicle with chrome shower, tiled splash backs, window to rear aspect, radiator, vinyl flooring.

Outside

Front - Mainly lawn, gravelled area providing off road parking for one car, further driveway providing off road parking for a further car leading to:

Single brick garage - with up and over door.

Rear - Comprising extensive paved patio with outside water tap and power points, main lawn enclosed by sleepers, children's play area, further raised paved patio, metal storage shed, wooden shed, garden is enclosed by wooden panelled fencing, gated side pedestrian access is provided.

Material Information

The tenure of this property is freehold.

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 E (£3,016 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

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.

