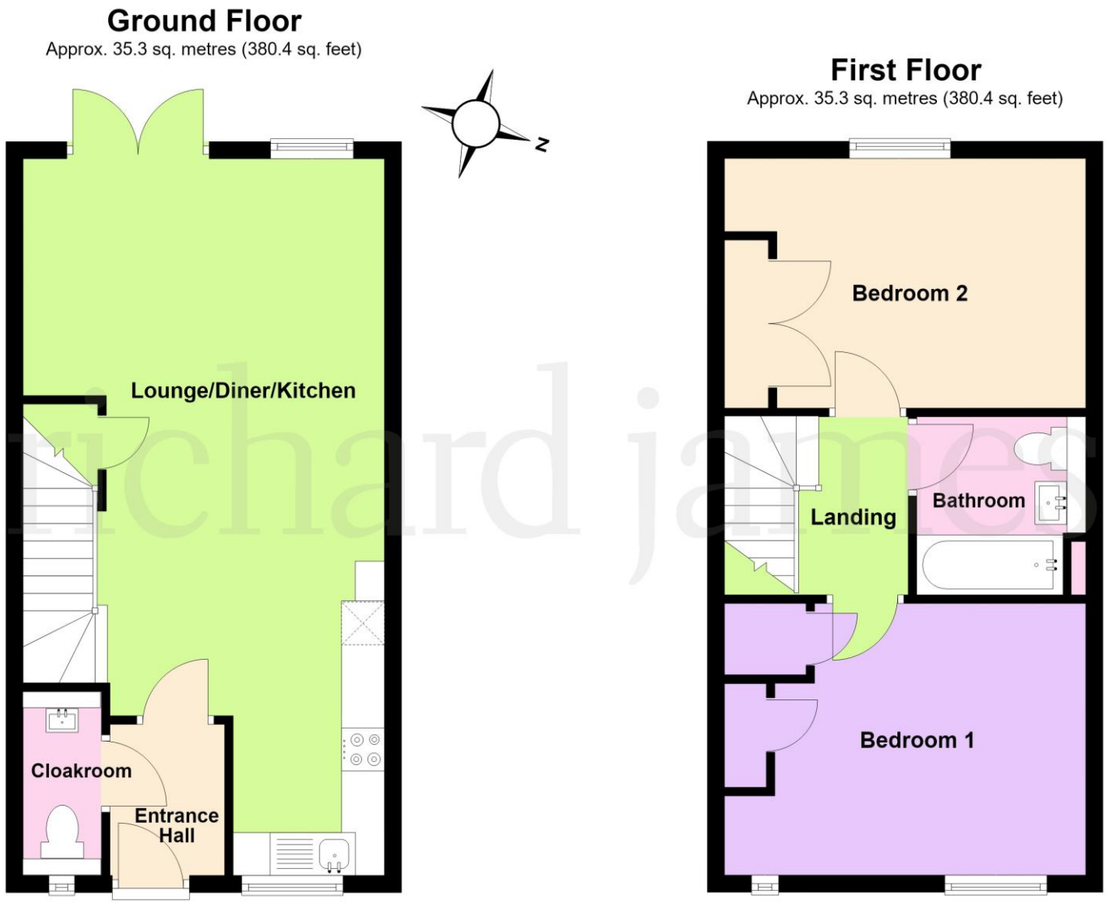
# Saddlers Drive Barton Seagrave

richard james

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Total area: approx. 70.7 sq. metres (760.7 sq. feet)

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.







## Saddlers Drive Barton Seagrave NN15 6FU

## Leasehold Price £100,000 – 40% Shared Ownerhship

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.

**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**

The Property Ombudsman
relocation agent network

**Offered with no upward chain and situated in a cul-de-sac in Hanwood Park development is this two bedroom semi detached property built by Orbit Homes in 2023 which is offered for sale as a 40% shared ownership. The property benefits from uPVC double glazing, gas radiator central heating, built in kitchen appliances to include oven, hob, slimline dishwasher and fridge/freezer and further offers a cloakroom, two double bedrooms and two parking spaces. The accommodation briefly comprises entrance hall, cloakroom, lounge/diner/kitchen, two bedrooms, bathroom, gardens to front and rear and two parking spaces.**

Enter via part obscure glazed entrance door to.

**Entrance Hall**
Radiator, wood effect floor, doors to.

**Cloakroom**
White suite comprising low flush W.C., wash basin, mixer tap, tiled splash areas, radiator, electric extractor vent, inset ceiling lights, wood effect floor, obscure window to front aspect.

**Open Plan Lounge/Diner/Kitchen**
27' 6" max x 13' 10" narrowing to 5' 8"(8.38m x 4.22m)(This measurement includes the area occupied by the kitchen units)
Open plan living space comprising single drainer stainless steel sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, built in electric oven, induction hob and extractor hood over, integrated fridge/freezer and slimline dishwasher, plumbing for washing machine, under cupboard lights, tiled splash areas, window to front aspect, cupboard housing gas fired boiler serving central heating and domestic hot water, inset ceiling lights, two radiators, media points, wood grain floor, window to rear aspect, French doors to rear garden, stairs to first floor landing with storage cupboard under.

**First Floor Landing**
Access to loft space, radiator, doors to.

**Bedroom One**
13' 10" narrowing to 10' 4" x 10' 4" max (4.22m x 3.15m)
Two windows to front aspect, radiator, built in wardrobe, over stairs storage cupboard.

**Bedroom Two**
13' 10" narrowing to 11' 7" x 9' 6" max (4.22m x 2.9m)
Window to rear aspect, radiator, built in wardrobe.

**Bathroom**
White suite comprising panelled bath with mixer shower attached and screen, pedestal hand wash basin, low flush W.C. with concealed cistern, tiled splash area, chrome effect towel rail, electric extractor vent, inset ceiling lights, wood grain effect floor.

**Outside**
Rear Garden - Wooden deck, lawn, wooden shed, outside tap and light, wooden fence, gated access to front.

Front - Gravel, shrubs, courtesy light, open canopy, two block paved parking spaces.

**N.B.**
The property is for sale as a 40% shared ownership in conjunction with Orbit Homes. A lease of 125 years was granted in 2022. The monthly rent on the remaining including estate management charge is £456.92 per calendar month. This information should be confirmed by a legal representative before entering into a commitment to purchase.

**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 (£1,885 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.**














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