



## Codlin Close Little Billing NN3 9TG Freehold Price £550,000

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 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.

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27 Sheep Street Wellingborough  
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01933 224400

**Irthlingborough Office**   
28 High Street Irthlingborough  
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**Rushden Office**   
74 High Street Rushden  
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**Offered with no chain and having been extended to both the front and rear is this five bedroom detached house with three reception rooms, an impressive 22ft entrance hall providing over 2,000 sq.ft (188 sq.m) of space (including garage) Superbly presented with some unique features, benefits include uPVC double glazed doors and windows, gas radiator central heating, a security system, a refitted cloakroom, family bathroom and ensuite bathroom and a fantastic 20ft refitted kitchen with part vaulted ceiling and comprehensive range of appliances, industrial concrete floor with heating under and two sets of bi-fold doors which overlook the landscaped gardens which offers a porcelain patio. To the front is parking for five cars and a double garage. The accommodation briefly comprises entrance hall, cloakroom, family room, lounge, dining room, kitchen/breakfast room, utility room, master bedroom with ensuite bathroom, four further bedrooms, family bathroom, gardens to front and rear and a double garage.**

Enter via entrance door with obscure glazed pane and obscure glazed side panels to.

#### Entrance Hall

22ft overall length, grey contemporary radiator, wood effect floor, stairs to first floor landing with glazed and illuminated wine cupboard and further storage under, doors to.

#### Cloakroom

Refitted white suite comprising low flush W.C. with concealed cistern and wash basin, tiled splash areas, concrete polished floor with under floor heating, obscure glazed window to side aspect.

#### Lounge

15' 5" max x 14' 0" max (4.7m x 4.27m)

Wooden fire surround with marble effect hearth and fascia and coal effect fire (not functional), radiator, wall light points, T.V. point, dado rail, coving to ceiling, window to rear aspect.

#### Family Room

11' 8" x 11' 3" (3.56m x 3.43m)

Window to front aspect, white contemporary radiator, T.V. point, wood effect floor.

#### Dining Room

11' 5" x 9' 3" (3.48m x 2.82m)

Window to side aspect, white contemporary radiator, dado rail, coving to ceiling.

#### Kitchen/Breakfast Room

20' 0" upto doors x 18' 5" upto doors (6.1m x 5.61m) (This measurement includes area occupied by the kitchen units)

Extended with part vaulted ceiling and fitted units with Quartz worksurfaces comprising inset one and a half bowl single drainer sink unit with hot tap, induction hob with extractor hood over, two electric ovens, integrated microwave oven, fridge/freezer and dishwasher and wine chiller, lights under work surfaces and low level, inset ceiling lights, grey vertical radiator, polished concrete floor with under floor heating, part exposed brickwork, two sets of Bi-folding doors to rear garden, door to.

#### Utility Room

Worksurface with inset bowl sink and mixer tap, wall cupboards, plumbing for washing machine, space for tumble dryer, concrete polished floor with under floor heating, obscure glazed window to side aspect.



#### First Floor Landing

Airing cupboard housing hot water cylinder and immersion heater, access to loft space which houses gas fired boiler serving central heating and domestic hot water, part boarding, light, two grey contemporary radiators, window to front aspect, window to side, doors to.

#### Bedroom One

12' 1" upto wardrobe x 8' 10" (3.68m x 2.69m)

Window to rear aspect, radiator, fitted wall to wall wardrobes, T.V. point, coving ceiling, door to.

#### Ensuite Bathroom

Refitted white suite comprises shower bath with shower fitted over, pedestal hand wash basin, low flush W.C., tiled walls, chrome effect towel radiator, electric shaver point, tiled floor, inset ceiling lights, obscure glazed window to rear aspect.

#### Bedroom Two

10' 2" upto wardrobe x 10' 0" max (3.1m x 3.05m)

Window to rear aspect, radiator, fitted wall to wall wardrobes, white wood grain effect laminate floor.

#### Bedroom Three

11' 4" x 8' 6" plus door recess (3.45m x 2.59m)

Window to front aspect, radiator, fitted wardrobes, white wood grain effect laminate floor.

#### Bedroom Four

10' 6" x 8' 2" (3.2m x 2.49m)

Window to side aspect, radiator, fitted wardrobes, white wood grain effect laminate floor.

#### Bedroom Five

11' 2" x 6' 5" (3.4m x 1.96m)

Window to front aspect, sky light window, radiator, fitted wardrobes, white wood grain effect laminate floor.

#### Family Bathroom

Refitted four piece suite comprising panelled bath with mixer shower attachment, quadrant shower enclosure, low flush W.C., wash basin with vanity cupboard under, mixer tap, white towel radiator, tiled walls and floor, inset ceiling lights, obscure glazed window to side aspect.



#### Outside

Rear garden - Porcelain paved patio, steps to lawn with raised borders with various shrubs, further steps to higher tier lawn with more shrubs and fruit tree, hard standing for shed, steps, shrub and plant borders, various hard wired lights, wooden fence, power points, gated access to front.

Front - Lawn, tree, block paved driveway for five cars, lights, provision for EV charger.

Double garage - Twin electrically operated doors, eaves space, power and light connected, access door to rear garden.

#### N.B

Pursuant to the terms of the Estate Agents Act 1979, we disclose the vendor is a Director of Richard James Estate Agents.

#### Energy Performance Rating

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

#### Council Tax

We understand the council tax is band E (£3,024.87 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](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.**

