



Total area: approx. 100.1 sq. metres (1077.9 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.



## Adit View Irthlingborough NN9 5PH Freehold 'Offers in excess of' £300,000

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.

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**Irthlingborough Office**   
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Situated in a cul de sac within the popular 'Pinetree's' estate is this modern but now established well presented four bedroomed link detached property benefiting from replacement uPVC windows, soffits and bargeboards, refitted kitchen with stainless steel appliances, refitted bathroom, gas radiator central heating and offers three reception rooms, off road parking for two cars and fitted solar panels (owned not leased). The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, study, kitchen, utility room, four bedrooms, bathroom, front and rear gardens, garage and driveway.

Enter via composite front door to:

**Entrance Hall**

Stairs rising to first floor landing, radiator, under stairs storage cupboard, spotlights to ceiling, doors to:

**Cloakroom**

Fitted to comprise low flush W.C., vanity sink unit with cupboard under, tiled splash backs, radiator, chrome towel rail, tiled flooring, spotlights to ceiling.

**Lounge**

14' 8" x 11' 8" (4.47m x 3.56m)

Box bay window to rear aspect, Solid fuel fireplace with brick surround and raised hearth, gas fire point, double radiator, beams to ceiling, T.V. point, doors to:

**Dining Room**

11' 1" x 8' 10" (3.38m x 2.69m)

French doors to side aspect, radiator, serving hatch, spotlights to ceiling.

**Study**

7' 5" x 6' 4" (2.26m x 1.93m)

Window to side aspect, radiator, coving to ceiling.

**Kitchen**

10' 0" x 8' 9" (3.05m x 2.67m)(This measurement includes the area occupied by the kitchen units)

Refitted to comprise one and a half bowl single drainer sink unit with cupboard under, a range of base and eye level units providing work surfaces, tiled splash backs, built in stainless steel double oven, gas hob, extractor, window to rear aspect, radiator, plumbing for dishwasher, to:

**Utility Room**

6' 3" x 5' 8" (1.91m x 1.73m)(This measurement includes the area occupied by the kitchen units)

Refitted to comprise a range of base and eye level units providing work surfaces, window and door to rear aspect, plumbing for washing machine, tumble dryer space, fridge/freezer space, loft access, spotlights to ceiling.

**First Floor Landing**

Loft access (light connected), airing cupboard with shelving, doors to:

**Bedroom One**

10' 10" x 8' 11" (3.3m x 2.72m)

Window to rear aspect, radiator, built in double wardrobe.

**Bedroom Two**

10' 4" x 8' 10" (3.15m x 2.69m)

Window to rear aspect, radiator.

**Bedroom Three**

11' 1" x 7' 4" (3.38m x 2.24m)

Window to front aspect, radiator, built in cupboard.

**Bedroom Four**

11' 2" x 6' 1" (3.4m x 1.85m)

Window to side aspect, radiator, fitted wardrobe and storage lockers

**Bathroom**

Refitted to comprise low flush W.C., vanity sink unit with cupboard and drawer under, corner bath with chrome shower over, fully tiled, window to front aspect, radiator, tiled flooring, spotlights to ceiling.

**Outside**

Front - Block paved driveway providing off road parking for two cars, leading to:

Garage - Remote controlled roller door, power and light connected, wall mounted gas boiler serving domestic hot water and central heating systems

Rear - Paved patio, outside tap, gated rear pedestrian access, courtesy door to garage, main lawn with slate and gravel borders, wooden shed, metal shed, fish pond, enclosed by wooden panelled fencing.

**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 D (£2,219 per annum. Charges for 2023/2024).

**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.

**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.**

