



Total area: approx. 1175.6 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.

Wellingborough Road Irthlingborough NN9 5RF

Freehold Price £365,000

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



A well presented and extended mature three bedroome semi detached property offering approx. 1,175 square feet of accommodation and featuring private gated vehicular access to a significant parcel of land measuring approx. 90ft max. x 36ft max. providing off road parking for many vehicles with associated outbuildings including an oversized garage measuring 19ft x 13ft and double width carport. Further benefits include uPVC double glazing, gas radiator central heating, modern en suite shower room, modern bathroom and offers three double bedrooms, an 80ft rear garden and significant off road parking. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, utility room, cloakroom, three bedrooms with en suite shower room to master, bathroom, front and rear gardens, garage, various outbuildings/storage, double width carport and extensive driveway.

Enter via front door to:

Entrance Hall

Stairs rising to first floor landing, window to side aspect, radiator, spotlights to ceiling, under stairs storage cupboard, door to:

Lounge

18' 3" max. x 10' 8" max. (5.56m x 3.25m)

Window to front aspect, sliding patio door to rear aspect, multi fuel log burner, radiator, Karndeian flooring.

Kitchen/Dining Room

'L' Shaped 22' 2" max. x 16' 3" (6.76m x 4.95m)(This measurement includes the area provided by the kitchen units)

Fitted to comprise one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, gas range cooker, extractor, fridge/freezer space, further freezer space, two radiators, Karndeian flooring, coving and spotlights to ceiling, window to front and rear aspects, door to:

Utility Area

9' 11" max. x 8' 6" max.(3.02m x 2.59m)(This measurement includes the area provided by the kitchen units)

Window to rear aspect, inset sink with cupboard under, work surface, base unit, plumbing for washing machine, tumble dryer space, spotlights to ceiling, chrome heated towel rail, door to side aspect, Karndeian flooring, door to:

Downstairs W.C.

Comprising low flush W.C., spotlights to ceiling, Karndeian flooring.

First Floor Landing

Walk in storage cupboard, doors to:

Bedroom One

11' 1" x 10' 7" max. (3.38m x 3.23m)

Window to front aspect, radiator, Karndeian flooring, walk in wardrobe, door to:



Ensuite Shower Room

Fitted to comprise low flush W.C., glass sink unit, corner shower cubicle, shaver point, chrome towel rail, spotlights to ceiling, extractor, window to rear aspect.

Bedroom Two

12' 1" x 10' 1" (3.68m x 3.07m)

Window to front aspect, radiator, fitted wardrobe and cupboard, Karndeian flooring.

Bedroom Three

10' 1" x 10' 0" (3.07m x 3.05m)

Window to rear aspect, radiator, laminate flooring.

Bathroom

Fitted to comprise low flush W.C., pedestal wash hand basin, panelled bath, tiled splash backs, chrome towel rail, Karndeian flooring, extractor, spotlights to ceiling, window to rear aspect.

Outside

Front - Gravelled and enclosed by low brick walling.

Rear - Block paved patio, gated side pedestrian access, outside tap, steps up to main lawn, gravel border, stocked with bushes and conifer screen. Garden measures 80ft in length. Courtesy doors to:

Timber Shed

14' 6" x 7' 8" - Power and light connected.

Oversized Garage

19' 7" x 13' 1" - Up and over door, power, light and water connected, door to:

Further Storage Area/Workshop

11' 3" x 8' 0" - Power and light connected.

Separate Smaller Store

8' 7" x 7' 9" - Up and over door, power and light connected, to:



Extensive driveway to the rear of the property accessed via private gates mainly block paved and gravelled measuring approx. 90ft x 36ft, double width carport, enclosed by wooden panelled fencing. Providing off road parking for many vehicles and providing excellent storage.

Material Information

The property Tenure is Freehold. We are advised by the vendor that there is a £50 charge paid yearly for the emptying of the septic tank. This should be checked by the purchaser's legal representative before entering a commitment to purchase.

Energy Performance Rating

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

Council Tax

We understand the council tax is band B (£1,806 per annum. Charges for 2024/2025).

Agents Note

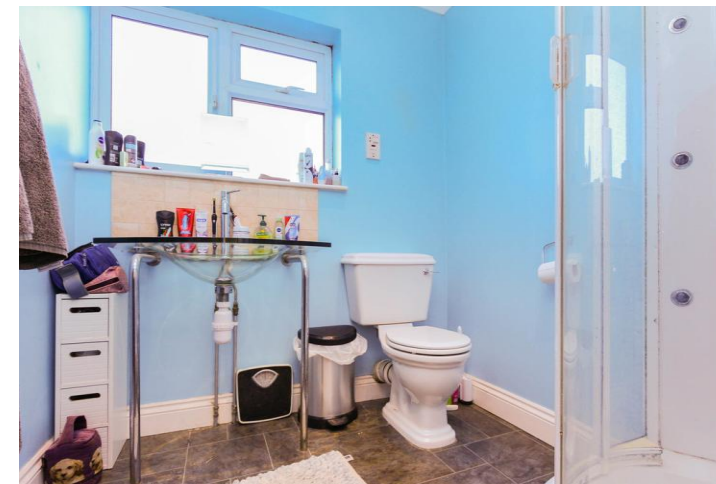
Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

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

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.

