



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.

Drayton Road Irthlingborough NN9 5TQ Freehold Price £285,000

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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Northants NN8 1BS
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Irthlingborough Office
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Situated within the popular 'Knightlands' estate is this significantly improved and established three bed roomed semi detached property with extensions to both front and rear elevations to provide a separate dining room, larger entrance hall, bathroom and kitchen. The property features include uPVC double glazing, gas radiator central heating, recently refitted kitchen with integrated appliances, granite worktops and under floor electric heating, refitted four piece bathroom suite and offers three double bedrooms and a 72ft rear garden enjoying a private aspect from the rear. The accommodation briefly comprises entrance hall, downstairs bathroom, lounge, dining room, kitchen, three bedrooms, front and rear gardens and a single garage in a block.

Enter via front door to:

Entrance Hall

Stairs rising to first floor landing, window to front aspect, radiator, tiled flooring, radiator, double storage cupboard, doors to:

Lounge Area

17' 3" x 10' 2" (5.26m x 3.1m)

Window to front aspect, radiator, spotlights to ceiling.

Dining Area

11' 4" x 11' 5" (3.45m x 3.57m)

Sliding patio doors to rear aspect, tiled flooring, spotlights to ceiling.

Kitchen

16' 7" x 12' 0" max. (5.05m x 3.66m)(This measurement includes the area occupied by the kitchen units)

Refitted to comprise one and a half bowl inset drainer sink unit with cupboard under, a range of base and eye level units providing granite work surfaces, two built in hide and slide Neff ovens, induction Neff hob, extractor, hide and slide drawers, washing machine, dishwasher, American fridge/freezer space, under stairs storage cupboard, window to rear and door to side aspect, plumbing for washing machine, tiled flooring, under floor electric heating, spotlights and skylight to ceiling.

Downstairs Bathroom

11' 7" x 6' 3" (3.53m x 1.91m)

Refitted to comprise low flush W.C., vanity sink with cupboard under providing granite surface, double shower cubicle, panelled bath, fully tiled walling, tiled flooring, two chrome heated towel rail, window to side aspect, spot lights to ceiling, extractor.

First Floor Landing

Doors to:

Bedroom One

14' 4" x 10' 1" (4.37m x 3.07m)

Window to front aspect, double radiator, laminate flooring.

Bedroom Two

14' 4" x 9' 0" (4.37m x 2.74m)

Windows to front and rear aspects, loft access, radiator, cupboard housing combination gas boiler serving domestic hot water and central heating system.

Bedroom Three

11' 4" x 7' 6" (3.45m x 2.29m)

Window to rear aspect, radiator

Outside

Front - Lawned and paved with shrubs, outside tap.

Rear - Gated side pedestrian access, steps down to large paved patio, enclosed by low walling, door to two brick stores, power and light connected, further steps down to main lawn, vegetable plot, wooden shed, stocked with bushes. Garden measures 72ft from rear of house and enjoys a high degree of privacy from the rear.

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 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. 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.

