



Total area: approx. 126.9 sq. metres (1366.0 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.

High Street Irthlingborough NN9 5RD
Freehold Price £399,995

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
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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An individually constructed larger than average three bed roomed detached property offering approx. 1,336 square feet of accommodation with the added benefit of a stone and brick detached garage/workshop to the rear with additional gated driveway measuring 57ft in length providing off road parking for numerous vehicles including caravan/motorhome. Benefits include gas radiator central heating, uPVC double glazing and offers a 25ft lounge/dining room, three double bedrooms, a four piece bathroom suite and separate home office. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, conservatory, home office/bedroom four, three bedrooms, bathroom, front and rear gardens, brick/stone detached garage/workshop and gated driveway. Please note we are advised by the seller that planning consent was granted for conversion of the stone/brick garage to a one bedroomed studio.

Enter via composite front door to:

Entrance Hall

Stairs rising to first floor landing, radiator, under stairs storage cupboard, coving to ceiling, door to:

Lounge/Dining Room

25' 0" x 12' 0" (7.62m x 3.66m)

Lounge Area

French door with side screens to rear aspect, solid fuel stone feature fireplace and raised hearth, T.V. point, dado rail, coving to ceiling, radiator.

Dining Area

Window to front aspect, radiator, coving to ceiling, dado rail.

Home Office/Bedroom Four

10' 2" x 8' 3" (3.1m x 2.51m)

Window to front aspect, radiator.

Kitchen/Breakfast Room

13' 6" x 8' 9" (4.11m x 2.67m)(This measurement includes the area occupied by the kitchen units)

Fitted to comprise stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, range cooker space, fridge/freezer space, plumbing for washing machine, dishwasher space, wall mounted gas boiler serving domestic hot water and central heating systems, coving to ceiling, through to:

Conservatory

14' 0" x 6' 0" (4.27m x 1.83m)

Of uPVC/brick construction, perspex roof, radiator, doors to both sides.

First Floor Landing

Window to side aspect, walk-in airing cupboard housing water cylinder and shelving, loft access, coving to ceiling, doors to:



Bedroom One

15' 7" x 12' 0" (4.75m x 3.66m)

Window to front aspect, radiator, range of fitted wardrobes, coving to ceiling.

Bedroom Two

13' 6" x 10' 1" (4.11m x 3.07m)

Window to front aspect, radiator.

Bedroom Three

12' 0" x 9' 3" (3.66m x 2.82m)

Window to rear aspect, radiator, coving to ceiling.

Bathroom

Fitted to comprise low flush W.C., pedestal wash hand basin, panelled bath with shower attachment, shower cubicle, tiled splash backs, radiator, wall mounted electric heater, window to rear aspect.

Outside

Front - Lawned with raised border stocked with shrubs with stone retaining wall.

Rear - Concrete patio, steps up to main lawn with border stocked with flowers, shrubs and trees, gated side pedestrian access, fish pond, enclosed by wooden panelled fencing and stone walling, further entertainment area, covered barbeque area with pizza oven, to:

Stone and brick garage/workshop - Measuring 25' 4" x 11' 9" Up and over door, power and light connected.

There is shared gated rear vehicular access to a 57ft driveway providing off road parking for numerous cars and caravan/motorhome space.

Energy Performance Rating

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



Council Tax

We understand the council tax is band D (£2,322 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.

