

# Harrington Road Irthlingborough

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Total area: approx. 112.8 sq. metres (1214.0 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.

Harrington Road Irthlingborough NN9 5GP  
Freehold Price £325,000

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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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  
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Originally constructed by Bloor Homes is this very well presented detached property situated within a popular estate off Finedon Road featuring a recent loft conversion providing a generous sized master bedroom with en suite shower room and air conditioning. Further benefits include gas radiator central heating, uPVC double glazing, integrated kitchen appliances and offers off road parking and a single garage. The accommodation briefly comprises entrance hall, cloakroom, lounge, 23ft kitchen/dining room, first floor landing, four bedrooms with en suite shower rooms to bedrooms one and two, family bathroom, front and rear gardens, single garage and off road parking.

Enter via composite front door to:

#### Entrance Hall

Stairs rising to first floor landing, radiator, tiled flooring, telephone point, window to front aspect, doors to:

#### Cloakroom

Comprising low flush W.C., wall mounted wash hand basin, tiled splash backs, radiator, extractor, under stairs storage cupboard.

#### Lounge

17' 0" narrowing to 13' 7" x 11' 8" (5.18m x 3.56m)

Window to rear aspect, two radiators, T.V. point, telephone point, door to:

#### Kitchen/Dining Room

23' 7" x 8' 0" (7.19m x 2.44m)(This measurement includes the area provided by the kitchen units)

#### Dining Area

French door to rear aspect, radiator.

#### Kitchen Area

Fitted to comprise one and a half bowl single drainer sink unit with cupboard under, eye and base level units providing work surfaces, tiled splash backs, built in oven, electric hob, extractor, fridge/freezer, plumbing for washing machine, space for dishwasher, radiator, window to front aspect, concealed wall mounted gas boiler serving domestic hot water and central heating systems.

#### First Floor Landing

Stairs rising to second floor landing, cupboard housing water cylinder, doors to:

#### Bedroom Two

14' 2" narrowing to 8' 7" x 11' 3" max. (4.32m x 3.43m)

Window to rear aspect, fitted triple wardrobe, radiator, door to:



#### Ensuite Shower Room

Fitted to comprise low flush W.C., wall mounted wash hand basin, tiled splash backs, double shower cubicle, towel rail, shaver point.

#### Bedroom Three

10' 8" x 8' 0" (3.25m x 2.44m)

Window to rear aspect, radiator.

#### Bedroom Four

9' 8" x 8' 8" narrowing to 6' 1" (2.95m x 2.64m)

Window to front aspect, radiator.

#### Bathroom

Fitted to comprise low flush W.C., wall mounted wash hand basin panelled bath with chrome shower attachment, shaver point, spotlights to ceiling, window to front aspect.

#### Second Floor Landing

Fitted cupboard, spotlights to ceiling, door to:

#### Bedroom One

14' 0" x 13' 8" (4.27m x 4.17m)(some limited headroom)

Two skylights to rear aspect, eaves storage, radiator, wall mounted aircon/heater, T.V. point, fitted cupboards, spotlights to ceiling, door to:

#### Ensuite Shower Room

Fitted to comprise low flush W.C., vanity sink with cupboard under, corner shower cubicle, chrome towel rail, skylight to rear aspect, spotlights to ceiling.

#### Outside

Front - Stocked with bushes, driveway providing off road parking, leading to:

Single Garage - Remote controlled electric door, power and light. (Please note the garage is Leasehold)

Rear - Paved patio, main lawn, decked area, steps up to gated side pedestrian access, enclosed by brick walling and wooden panelled fencing.

#### 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 C (£2,064 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](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.**

