



Total area: approx. 107.1 sq. metres (1153.3 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.



Fernmoor Drive Irthlingborough NN9 5TL
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 surveyors 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 estateagents 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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Located in a cul de sac off Finedon Road and offered with a generous sized garden is this modern and very well presented four bedrooomed detached property. The current owners have carried out extensive refurbishment over recent years with benefits now to include refitted kitchen with granite worktops and wide range of integrated appliances, refitted en suite shower room, refitted bathroom, modern boiler, landscaped garden and offers off road parking for two cars, separate reception rooms and a rear garden measuring approx. 69ft max. x 48ft. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, four bedrooms with en suite shower room to master, family bathroom, front and rear gardens, single garage and a driveway.

Enter via front door with side screen.

Entrance Hall

Stairs rising to first floor landing, tiled flooring, radiator, coving to ceiling, doors to:

Cloakroom

Refitted to comprise low flush W.C., vanity sink with cupboard under, tiled splash backs, chrome towel rail, tiled flooring, extractor.

Lounge

14' 8" x 11' 3" (4.47m x 3.43m)

Wall mounted electric fire with feature stone surround, radiator, telephone point, French door with side screens to rear aspect, double doors to:

Dining Room

16' 8" x 7' 9" (5.08m x 2.36m)

Bow window to front aspect, radiator, coving to ceiling, oak wooden flooring.

Kitchen/Breakfast Room

25' 9" x 7' 9" (7.85m x 2.36m)(This measurement includes the area occupied by the kitchen units)

Refitted to comprise single drainer sink unit with cupboard under, a range of eye and base level units providing granite work surfaces, tiled splash backs, built-in oven, inset hob, extractor, built-in fridge, separate freezer, dishwasher and washing machine, tiled flooring, spotlights to ceiling, window to rear aspect, door to side aspect, radiator, coving to ceiling, breakfast bar.

First Floor Landing

Cupboard housing wall mounted combination gas boiler serving domestic hot water and central heating systems, loft access, radiator, doors to:

Bedroom One

12' 4" narrowing to 10' 9" x 11' 9" (3.76m x 3.58m)

Two windows to front aspect, built-in double wardrobe, telephone point, coving to ceiling, door to:



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.

