



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.

**Finedon Road Irthlingborough NN9 5TY**  
**Freehold Price £375,000**

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  
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**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
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**We are pleased to offer this unusual and significantly extended four bedroomed detached property situated in one of Irthlingborough's most desirable residential locations featuring a generous south facing garden and converted cellar with living accommodation approaching 1,600 square feet of space. Further benefits include gas radiator central heating, uPVC double glazing, modern kitchen, bathroom and shower room and offers off road parking for one car and a rear garden measuring approx. 878ft in length and enjoying a southerly aspect. The accommodation briefly comprises entrance hall/family room, lounge, dining room, snug, kitchen, down stairs bathroom, cellar, four bedrooms, shower room, rear garden, single garage and a driveway.**

Enter via front door to:

**Entrance Hall/Playroom**

18' 5" x 10' 7" (5.61m x 3.23m)

Window to front aspect, brick display shelving, radiator, coving to ceiling, double door to:

**Lounge**

13' 9" x 12' 0" (4.19m x 3.66m)

Window to front aspect, radiator, gas fire with feature surround, coving to ceiling.

**Snug**

10' 4" x 8' 1" (3.15m x 2.46m)

French door with side screens to rear aspect, window to side aspect, wooden flooring, radiator, T.V. point, to:

**Dining Room**

13' 1" x 12' 0" max. (3.99m x 3.66m)

Wooden flooring, coving to ceiling, feature fireplace, radiator, door to cellar.

**Kitchen**

9' 8" x 9' 7" (2.95m x 2.92m)(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 granite work surfaces, tiled splash backs, gas cooker space, extractor, plumbing for washing machine, built-in microwave, tiled flooring, vaulted ceiling with spotlights, window and door to side aspect, to:

**Utility Area**

Loft access, space for tumble dryer, door to:

**Downstairs Bathroom**

Fitted to comprise low flush W.C., pedestal wash hand basin, corner spa bath, double shower cubicle, tiled splash backs, spotlights to ceiling, radiator, window to side aspect.



**Cellar**

10' 4" x 10' 3" max. (3.15m x 3.12m)

Limited headroom 5' 6" height  
Radiator.

**Inner Hallway**

Stairs rising to first floor landing, wooden flooring, door to:

**First Floor Landing**

Window to side aspect, loft access, radiator.

**Bedroom One**

13' 2" x 12' 0" (4.01m x 3.66m)

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

**Bedroom Two**

10' 6" x 9' 8" (3.2m x 2.95m)

Window to front aspect, radiator, coving to ceiling.

**Bedroom Three**

10' 5" x 8' 1" (3.18m x 2.46m)

Window to rear aspect, radiator.

**Bedroom Four**

13' 0" x 8' 6" (3.96m x 2.59m)

Window to rear aspect, radiator, coving to ceiling, cupboard housing water cylinder and wall mounted gas boiler serving domestic hot water and central heating systems.

**Shower Room**

Fitted to comprise low flush W.C., vanity sink with cupboard under, double shower cubicle, tiled splash backs, spotlights to ceiling, chrome towel rail, window to side aspect.

**Outside**

Front - Block paved driveway providing off road parking for one car, leading to:

Prefabricated Garage - Remote controlled roller door (not working), power and light connected.



Rear - Paved patio, outside tap, dwarf walling, steps up to further paved patio, fish pond, gated side pedestrian access, courtesy door to garage, wooden deck, main lawn, wooden shed, fruit trees, enclosed by low brick walling and wooden panelled fencing. Garden measures approximately 87ft in length and enjoys a southerly aspect.

**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 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. 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](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.**

