



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.

## Hilltop Road Little Harrowden NN9 5BP

### Freehold Price £340,000

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 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  
01933 651010

**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480



Offered with no chain and situated in a semi rural position in the village of Little Harrowden is this four bedroom semi-detached which has been extended to provide a 22ft kitchen/dining room with built in appliances and the garage has been converted to provide a fourth bedroom with a shower cubicle. The property benefits from uPVC double glazing, refitted four piece bathroom with a rolltop bath and further offers a utility room, a cloakroom and a 97ft southerly facing rear garden which backs onto open fields. An initial inspection is required to appreciate the condition and views over the countryside. The accommodation briefly comprises, entrance hall, lounge, kitchen/dining room, side lobby, cloakroom, utility room, bedroom four with ensuite shower, three further bedrooms, bathroom and gardens to front and rear.

Enter via replacement entrance door.

#### Entrance Hall

Stairs to first floor landing, radiator, door to.

#### Lounge

22' 1" max x 12' 10" max (6.73m x 3.91m)

Bay window to front aspect, wood burner, T.V. point, understairs cupboard, two radiators, bi-folding door to.

#### Kitchen/Dining Room

22' 8" max x 10' 0" max (6.91m x 3.05m) (This measurement includes area occupied by the kitchen units) overall measurement.

Comprising Butler sink with cupboard under, range of base and eye level units providing work surfaces, built in electric oven and hob with extractor fan over, freestanding dishwasher, space for fridge/freezer, window to rear aspect, high gloss laminate floor, radiator, sliding patio door to rear garden.

#### Side lobby

uPVC door to side aspect, door to.

#### Cloakroom

Comprising low flush W.C., wash basin, laminate flooring, extractor fan.

#### Utility Room

Comprising single drainer sink unit with cupboards under, eye level unit, plumbing for washing machine, cupboard housing gas fired boiler serving central heating and domestic hot water, door to.

#### Bedroom Four

13' 7" max x 9' 2" max (4.14m x 2.79m)

Window to front aspect, wash hand basin set in vanity unit, radiator, enclosed shower cubicle.

#### First Floor Landing

Window to rear aspect, radiator, access to loft space, airing cupboard housing hot water cylinder, doors to.

#### Bedroom One

13' 3" max x 9' 8" max (4.04m x 2.95m)

Bay window to front aspect, radiator, built in wardrobe with clothes hanging rail and light.

#### Bedroom Two

10' 9" plus door recess x 9' 3" max (3.28m x 2.82m)

Window to front aspect, radiator.

#### Bedroom Three

8' 7" max x 7' 0" max (2.62m x 2.13m)

Window to rear aspect, radiator.

#### Bathroom

Refitted four piece suite comprising rolltop bath with clawed feet, enclosed shower cubicle, wash basin set in vanity unit, low flush W.C., tiled walls, obscure glazed window to side aspect, towel radiator.

#### Outside

Front - Block paved driveway providing off road parking for two vehicles.

Rear - Approx. 97ft in length, southerly facing and backing onto fields. Patio running width of property, lawn, various bushes, shrubs and trees, two wooden sheds, pedestrian gated access to front, electric socket point, outside water tap to side.

#### 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 (£1,872 per annum. Charges for 2023/2024).

#### 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.**

