



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 £470,000

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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Rarely available and situated in one of Irthlingborough's prime residential areas is this established and extended bay fronted three bed roomed detached property offering a wide range of features to include almost 2000 square feet of living space, an amazing rear garden measuring approx. 160ft in length enjoying a southerly aspect, a two storey rear extension with balcony overlooking the extensive garden with fields beyond and offers off road parking for up to four cars, a 23ft garage, a 20ft x 17ft max. 'P' shape conservatory and fitted wardrobes to two bedrooms. The accommodation briefly comprises porch, entrance hall, dining room, lounge, kitchen/breakfast room, conservatory, utility room, down stairs shower room, two garden rooms, landing, three double bedrooms, bathroom, front and rear gardens, a garage and a driveway.

Enter via double front doors to:

Porch

Part glazed front door to:

Entrance Hall

Stairs rising to first floor landing, radiator, laminate flooring, cloaks cupboard, coving to ceiling, under stairs storage cupboard, window to side aspect, doors to:

Dining Room

13' 9" max. x 13' 2" max. into bay (4.19m x 4.01m)
Bay window to front aspect, radiator, laminate flooring, coving to ceiling, display niches, through to;

Lounge

20' 7" x 10' 9" increasing to 11' 1" (6.27m x 3.28m)
Sliding patio door to rear aspect to conservatory, gas fire with feature surround, laminate flooring, coving to ceiling, two radiators.

Kitchen/Breakfast Room

17' 0" x 9' 6" max. (5.18m x 2.9m) (This measurement includes the area occupied 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 work surfaces, built-in double oven, gas hob, extractor, breakfast bar, microwave recess, space for dishwasher, window to side aspect, window and door to rear aspect, tiled flooring, radiator, spotlights to ceiling.

Conservatory

'P' shaped 20' 4" max. x 17' 4" max. (6.2m x 5.28m)
Of brick and uPVC construction, radiator, door to side and rear aspects, power and light, door to:

Inner Hallway

Window to side aspect, tiled flooring, doors to:

Downstairs Shower Room

Fitted to comprise low flush W.C., pedestal wash hand basin, shower cubicle, tiled splash backs, radiator, wooden clad ceiling, tiled flooring, extractor.

Garden Room One

16' 7" x 5' 1" (5.05m x 1.55m)
Window to side aspect, coving to ceiling.

Garden Room Two

15' 6" x 8' 0" (4.72m x 2.44m)
Sliding patio door to rear aspect, coving to ceiling.

Utility Room

8' 6" x 8' 0" (2.59m x 2.44m)
Comprising single drainer sink unit with cupboard under, work surface, plumbing for washing machine, base level units, space for tumble dryer (stacked), tiled flooring, door to garage.

First Floor Landing

Loft access, window to side aspect, airing cupboard housing shelving, doors to:

Bedroom One

20' 7" x 10' 8" (6.27m x 3.25m)
Sliding patio door to rear aspect to balcony overlooking garden and fields, radiator, laminate flooring, double shower cubicle, tiled splash backs, coving to ceiling, range of fitted wardrobes, dressing table and drawers.

Bedroom Two

13' 0" into bay x 12' 7" (3.96m x 3.84m)
Bay window to front aspect, radiator, coving to ceiling.

Bedroom Three

14' 2" x 9' 7" (4.32m x 2.92m)
Window to rear aspect, radiator, laminate flooring, range of fitted wardrobes, dressing table and drawers, cupboard housing water cylinder, coving to ceiling.

Bathroom

Fitted to comprise low flush W.C., vanity sink with cupboard under, corner bath with shower attachment, tiled splash backs, radiator, window to front aspect, coving to ceiling, spotlights to ceiling.

Separate W.C.

Comprising low flush W.C., window to side aspect, coving to ceiling.

Outside

Front - Blocked paved driveway providing off road parking for three/four cars, border stocked with bushes and flowers, enclosed by low brick walling, leading to:

Garage - 23' x 8' 2"
Remote controlled roller door, power and light connected, two windows to side aspect.

Rear - Extensive paved patio, steps up to main lawn, border stocked with various trees, bushes and flowers, gravelled area with raised planters, gated side pedestrian access, raised fish pond, wooden shed, enclosed by wooden panelled fencing, Garden measures approx. 160ft in length, backs onto fields and enjoys a southerly aspect.

Energy Performance Rating

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

Council Tax

We understand the council tax is band D (£2,243 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.

