



Total area: approx. 86.7 sq. metres (933.1 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.



**Diamond Drive Irthlingborough NN9 5PT**  
**Freehold Price £240,000**

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.

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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  
Northants NN10 0PQ  
01933 480480





**Offered with no upward chain is this modern but now established three bed roomed link detached property situated within the popular 'Pinetree's' estate with Rushden Lakes Shopping Centre and Stanwick Lakes Country Park located nearby. benefits include gas radiator central heating, uPVC double glazing, modern bathroom and offers three good sized bedrooms and off road parking for two cars. Please note the property would benefit from some further upgrading and refurbishment to include a new kitchen, redecoration and floor coverings. The accommodation briefly comprises entrance hall, cloakroom, lounge/dining room, kitchen, utility room, landing, three bedrooms, bathroom, front and rear gardens, single attached garage and a driveway.**

Enter via part glazed front door to:

#### **Entrance Hall**

Stairs rising to first floor landing, radiator, under stairs storage cupboard, doors to.

#### **Utility Room**

7' 4" x 4' 4" (2.24m x 1.32m)

Comprising work surface, plumbing for washing machine, space for tumble dryer, tiled floor, radiator, wall mounted gas boiler serving domestic hot water and central heating systems (recently replaced) further wall mounted gas boiler (no longer working and needs removing), window to front aspect.

#### **Cloakroom**

Fitted to comprise low flush W.C., wash hand basin, tiled splash backs, radiator, window to side aspect.

#### **Lounge/Dining Room**

21' 6" x 10' 6" (6.55m x 3.2m)

Window to front aspect, French door to rear aspect, radiator, living flame gas fire with feature surround, coving to ceiling.

#### **Kitchen**

10' 4" x 7' 5" (3.15m x 2.26m)(These measurements include area occupied by kitchen units)

Fitted to comprise single drainer sink unit with cupboard under, a range of base and eye level units providing work surfaces, tiled splash backs, built-in oven, gas hob, space for dishwasher, extractor, fridge/freezer space, tiled flooring, window and door to rear aspect

#### **First Floor Landing**

Window to side aspect, loft access, doors to:

#### **Bedroom One**

13' 6" x 10' 8" (4.11m x 3.25m)

Window to rear aspect, radiator.

#### **Bedroom Two**

10' 9" x 7' 7" (3.28m x 2.31m)

Window to front aspect, radiator.

#### **Bedroom Three**

10' 5" x 7' 7" (3.18m x 2.31m)

Window to rear aspect.

#### **Bathroom**

10' 4" max. x 7' 7" max. (3.15m x 2.31m)

Fitted to comprise low flush W.C., wall mounted wash hand basin, panelled bath with integrated chrome shower, tiled splash backs, two windows to front aspect, cupboard housing water cylinder, radiator.

#### **Outside**

Front - Lawn stocked with bushes and shrubs, off road parking for two cars, leading to:

Single Garage - Up and over door.

Rear - Paved patio, main lawn in need of cultivation, various bushes and trees, courtesy door to garage, enclose by brick walling and wooden fencing.

#### **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.**

