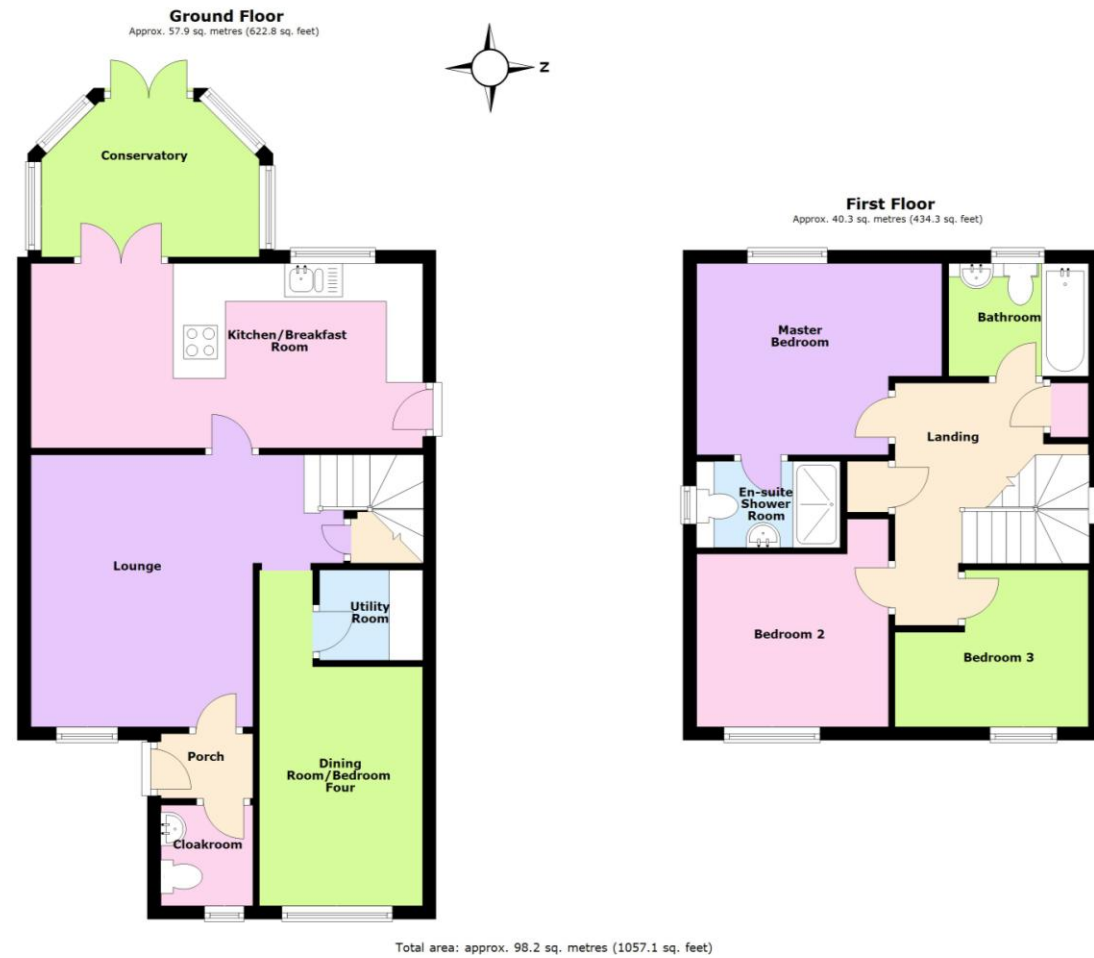


# Turnbrook Close Irthlingborough

richard james

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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.

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.

Turnbrook Close Irthlingborough NN9 5GB  
Freehold Price £270,000

**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 upward chain and situated in a cul de sac is this very well presented Barratt built three bedroom detached property which has been upgraded and refurbished to a high standard over recent years and now features a refitted kitchen with six built in appliances, refitted bathroom, refitted en suite shower with double cubicle, refitted cloakroom and offers a 19ft kitchen/dining room, a uPVC conservatory and off road parking for at least two/three cars. The property has also benefited from a garage conversion to provide and dining room but could be utilised as a fourth bedroom. The accommodation briefly comprises entrance porch, cloakroom, lounge, kitchen/dining room, conservatory, dining room, utility room, three bedrooms with en suite shower room to master, family bathroom, rear garden and a driveway.**

Enter via front door, laminate floor, doors to:

#### **Porch**

Doors to:

#### **Cloakroom**

Refitted to comprise low flush W.C., vanity sink with cupboard under, tiled splash backs, window to front aspect, radiator, laminate flooring.

#### **Lounge**

13' 5" x 11' 0" (4.09m x 3.35m)

Window to front aspect, telephone point, T.V. point, two radiators, stairs rising to first floor landing, under stairs storage cupboard.

#### **Kitchen/Breakfast Room**

19' 9" x 9' 0" (6.02m x 2.74m)(This measurement includes area occupied by kitchen units)

Refitted to comprise composite one and a half bowl, single drainer sink unit with cupboard under, a range of base and eye level units providing work surface, tiled splash back, stainless steel built in double oven and five ring hob, extractor, dish washer, washing machine, microwave, tiled ceramic floor, two radiators, window to rear aspect, door to side aspect, under stairs storage cupboard, concealed wall mounted gas boiler serving domestic hot water and central heating systems.

#### **Conservatory**

10' 8" x 7' 9" (3.25m x 2.36m)

Of uPVC construction, French door to rear aspect, radiator, ceiling light, power connected, laminate floor.

#### **Dining Room**

11' 7" x 8' 1" (3.53m x 2.46m)

Window to front aspect, radiator, laminate floor, door to:

#### **Utility Room**

7' 11" x 4' 6" (2.41m x 1.37m)(This measurement includes area occupied by kitchen units)

Comprising work surfaces, eye level units, larder unit, freezer space.

#### **First Floor Landing**

Window to side aspect, loft access, airing cupboard housing hot water cylinder, radiator, built in cupboard, spot lights to ceiling, doors to:

#### **Bedroom One**

12' 7" max x 9' 4" (3.84m x 2.84m)

Window to rear aspect, radiator, T.V. point, door to:

#### **Ensuite Shower Room**

Refitted to comprise low flush W.C., vanity sink with cupboard under, fully tiled, wall mounted towel rail/radiator, window to side aspect, double shower cubicle, extractor.

#### **Bedroom Two**

10' 0" x 8' 8" (3.05m x 2.64m)

Window to front aspect, radiator.

#### **Bedroom Three**

9' 1" max x 7' 3" max (2.77m x 2.21m)

Window to front aspect, radiator.

#### **Bathroom**

Refitted to comprise low flush W.C., vanity sink unit with cupboard under, tiled splash backs, shaver point, window to rear aspect, panelled bath with chrome shower attachment, tiled floor, chrome towel rail/radiator.

#### **Outside**

Front - Gravelled, driveway providing off road parking for two/three cars.

Rear - Paved patio, mainly lawned, border stocked with bushes, outside tap, gated rear pedestrian access, further inset patio area, enclosed by wooden panelled fencing.

#### **Energy Performance Rating**

This property has an energy rating of C. 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.**

