

# Ringtail Close Irthlingborough

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Total area: approx. 97.3 sq. metres (1047.4 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.

Ringtail Close Irthlingborough NN9 5GG  
Freehold Price £315,000

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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**Irthlingborough Office**   
28 High Street Irthlingborough  
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**Rushden Office**   
74 High Street Rushden  
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**Overlooking a small wooded area and situated in a secluded setting within a cul de sac is this modern four bedroomed property originally constructed by Persimmon Homes. The property is offered to the market with no upward chain with benefits to include gas radiator central heating, uPVC double glazing, built in stainless steel kitchen appliances and offers separate reception rooms, built in wardrobes to master bedroom and off road parking with garage to the rear. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, four bedrooms with en suite shower room to master, family bathroom, front and rear gardens and garage.**

Enter via front door to:

#### Entrance Hall

Stairs rising to first floor landing, radiator, tiled flooring, doors to:

#### Cloakroom

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

#### Lounge

14' 2" into bay x 10' 2" (4.32m x 3.1m)

Bay window to front aspect, radiator, arch to:

#### Dining Room

10' 1" x 9' 2" (3.07m x 2.79m)

Sliding patio doors to rear aspect, radiator.

#### Kitchen/Breakfast Room

16' 0" x 9' 3" (4.88m x 2.82m)(This measurement includes area occupied by kitchen units)

Fitted to comprise one and a half single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, built-in stainless steel double oven, gas hob, extractor, plumbing for washing machine, space for dishwasher, tiled flooring, wall mounted gas boiler serving domestic hot water and central heating systems, window to rear aspect, further door and window to side aspect, radiator, under stairs storage cupboard.

#### First Floor Landing

Cupboard housing water cylinder and shelving, loft access, doors to:

#### Bedroom One

10' 4" x 10' 4" (3.15m x 3.15m)

Window to front aspect, telephone point, two built-in double wardrobes, door to:

#### Ensuite Shower Room

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

#### Bedroom Two

14' 6" x 11' 1" (4.42m x 3.38m)

Window to front and rear aspects, radiator.

#### Bedroom Three

10' 5" x 9' 3" narrowing to 6' 1" (3.18m x 2.82m)

Window to rear aspect, radiator.

#### Bedroom Four

9' 3" x 6' 4" (2.82m x 1.93m)

Window to rear aspect, radiator, telephone point.

#### Family Bathroom

Fitted to comprise low flush W.C., pedestal was hand basin, panelled bath, fully tiled, spotlights to ceiling, radiator.

#### Outside

Front - Laid with slate chippings, pedestrian off road parking, leading to:

Garage - Up and over door.

Rear - Paved patio, main lawn with gravel border, gated rear pedestrian access, enclosed by wooden panelled fencing.

#### Energy Performance Rating

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

