



Total area: approx. 164.8 sq. metres (1773.9 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.



Station Road Irchester NN29 7EN
Freehold Price £425,000

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
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Irthlingborough Office
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Rushden Office
74 High Street Rushden
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Offered with no chain and facing fields is this four/five bedroom detached property which has been extended to provide a 31ft kitchen/dining/family room, a 20ft lounge and a 15ft study/bedroom. The property benefits from uPVC double glazed doors and windows, gas radiator central heating, a refitted kitchen with a comprehensive range of built in appliances, a refitted bathroom and a refitted ensuite shower room. Outside electric gates lead to a resin driveway providing parking for approximately four cars which leads to a 16ft x 14ft garage. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining/family room, study/bedroom, master bedroom with ensuite shower room, three further bedrooms, bathroom, garden to front and rear and a garage.

Enter via part obscure glazed entrance door to.

Entrance Hall

Good size open space, radiator, grey wood grain effect floor, stairs to first floor landing with two cupboards under, door to

Cloakroom

White suite comprising low flush W.C. with concealed cistern wash basin, tiled splash areas, chrome effect towel radiator, wood grain effect floor, obscure glazed window to front aspect.

Lounge

20' 4" x 14' 4" (6.2m x 4.37m)

Two windows to front aspect, two radiators, log burner set on granite hearth, inset ceiling lights, grey wood grain floor.

Kitchen/Dining/Family Room

31' 5" x 12' 1" max (9.58m x 3.68m) (This measurement includes area occupied by the kitchen units)

Comprising one and a half bowl sink unit set in wood block work surface, range of base and eye level units providing work surfaces, island with inset electric hob and extractor hood over, built in double oven, integrated dishwasher, washing machine and tumble dryer, American style fridge/freezer, inset ceiling lights, grey wood grain effect floor, radiator, window to side aspect, two windows to rear aspect, French doors with windows either side to rear, through to.

Lobby

Radiator, grey wood grain effect floor, obscure glazed window to side aspect, glazed door to side, door to.

Bedroom/Study

15' 9" x 7' 8" (4.8m x 2.34m)

Window to rear aspect, radiator, inset ceiling lights, wooden floor.

First Floor Landing

Window to side aspect (over stairs), cupboard housing gas fired boiler serving central heating and domestic hot water, access to loft space, doors to.



Bedroom One

15' 4" narrowing to 8' 9" x 11' 4" (4.67m x 3.45m)

Window to front aspect, radiator, wooden floor, through to bedroom two, door to.

Ensuite Shower Room

White suite comprising quadrant shower enclosure, pedestal hand wash basin, low flush W.C. tiled splash areas, chrome effect towel radiator, tiled floor, electric extractor vent, inset ceiling lights.

Bedroom Two

11' 10" x 9' 10" (3.61m x 3m)

Window to rear aspect, radiator, wooden floor.

Bedroom Three

10' 0" x 8' 2" (3.05m x 2.49m)

Window to front aspect, radiator, wooden floor, overstairs cupboard/wardrobe.

Bedroom Four

10' 9" x 6' 2" (3.28m x 1.88m)

Window to rear aspect, radiator, wooden floor.

Bathroom

White suite comprising shower/bath with screen, fitted shower, low flush W.C. with concealed cistern, wash basin part set into work surface with vanity cupboards under, electric extractor vent, inset ceiling lights, chrome effect towel radiator, tiled floor, obscure glazed window to side aspect.

Outside

Front - Picket fence, gate, resin foot path, hedge, shrubs, lawn in two sections, open porch with lights.

Rear - Lawn, beds of plants, sheltered pergola with wooden deck floor, lights, further wooden decking, wooden fence, outside tap, trees and shrubs, electric gates to secure resin driveway providing parking for four cars leading to.

Garage

16' 6" x 14' 3" (5.03m x 4.34m)

Electric roller door, power and light connected, eaves space, obscure glazed window to front aspect.



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 D (£2,188 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.

