

# Queen Street, Irthlingborough

richard james

www.richardjames.net



Total area: approx. 1140.7 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.

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.

Queen Street Irthlingborough NN9 5RW  
Freehold Price 'Offers in excess of' £215,000

**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 is this spacious and tastefully refurbished two bed roomed bay fronted mid terraced property situated in a no through road and in close proximity to Irthlingborough's shops and amenities. The property has undergone many upgrades over the last few years with features to include refitted kitchen with integrated appliances, refitted first floor bathroom, gas radiator central heating (new boiler fitted January 2026), replacement uPVC double glazing, replacement consumer unit and offers a loft room conversion, two double bedrooms, first floor bathroom, 25ft lounge/dining room and landscaped gardens with outbuilding. Please note all structural work/modifications carried out by the sellers have been certified by the local council. The accommodation briefly comprises entrance hall, lounge/dining room, sun room, kitchen, gym/home office, two bedrooms, bathroom, separate W.C., loft room, front and rear gardens and an outbuilding.

Enter via part glazed composite front door to:

**Entrance Hall**

Stairs rising to first floor landing, laminate flooring, archway to:

**Lounge/Dining Room**

25' 3" x 11' 0" (7.7m x 3.35m)

**Lounge Area** Bay window to front aspect, radiator, feature fireplace with wooden mantel and raised hearth, laminate flooring, through to:

**Dining Area** Radiator, under stairs storage cupboard, feature fireplace, laminate flooring, spotlights to ceiling, French door to rear aspect to:

**Sun Room**

6' 6" x 8' 5" (1.98m x 2.57m)

French door to rear garden, laminate flooring, skylight, spot lights to ceiling.

**Kitchen/Breakfast Room**

12' 5" x 7' 5" (3.78m x 2.26m)

Refitted to comprise stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, integrated stainless steel oven, gas hob, extractor over, two windows and door to side aspect, plumbing for washing machine, larder unit, breakfast bar, fridge/freezer space, spotlights to ceiling, door to:

**HOME OFFICE/GYM**

10' 6" x 6' 8" (3.2m x 2.03m)

Window to side aspect, French door to rear garden, radiator, laminate flooring, spot lights to ceiling.

**First Floor Landing**

Spotlights to ceiling, stairs rising to loft room, doors to:

**Bedroom One**

14' 3" x 10' 7" (4.34m x 3.23m)

Two windows to front aspect, radiator.



**Bedroom Two**

12' 0" x 9' 1" (3.66m x 2.77m)

Window to rear aspect, radiator.

**Bathroom**

9' 1" x 7' 4" (2.77m x 2.24m)

Refitted to comprise pedestal wash hand basin, corner shower cubicle, 'P' shaped bath with shower over, tiled splash backs, window to rear aspect, cupboard housing wall mounted gas boiler serving domestic hot water and central heating systems, skylight, tiled floor.

**Separate W.C.**

Two piece suite comprising low flush W.C., wall mounted wash hand basin, tiled splash backs, radiator, window to side aspect, tiled flooring.

**Loft Room**

13' 0" x 10' 0" (3.96m x 3.05m)

Two skylights to rear aspect, storage to eaves, radiator, spot lights to ceiling.

**Outside**

Front - Gravelled forecourt enclosed by low brick walling.

Rear - Recently landscaped comprising gravelled area, paved patio and further BBQ area, main lawn with borders stocked with bushes and flowers, gated shared pedestrian access, enclosed by wooden panelled fencing, brick outbuilding measuring 14'4" x 6'5" with French door. Garden measures 56ft in length from rear of home office and enjoys a south westerly aspect.

**Material Information**

The property Tenure is Freehold.

**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 A (£1,706 per annum. Charges for 2026/2027).

**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.**

