



Total area: approx. 106.1 sq. metres (1141.5 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.

Finedon Road Irthlingborough NN9 5TY
Freehold Price 'Offers in Excess of' £270,000

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.

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



A mature bay fronted and deceptively spacious three bedroomed semi detached property situated in one of Irthlingborough's most popular residential areas featuring a two storey extension to the rear to provide a larger lounge, utility room and three good sized bedrooms with additional dressing room/study. Further benefits include gas radiator central heating, uPVC double glazing, refitted bathroom and offers two balconies, off road parking for approx. four cars and a mature 87ft rear garden enjoying a southerly aspect. The accommodation briefly comprises entrance hall, cloakroom, extended lounge, dining room, kitchen, utility room, three bedrooms with dressing room/study to bedroom two, bathroom, rear garden and a driveway.

Enter via composite front door with side screen to:

Entrance Hall

Stairs rising to first floor landing, two under stairs storage cupboards, radiator, doors to:

Cloakroom

Comprising low flush W.C., pedestal wash hand basin, wall mounted gas boiler serving domestic hot water and central heating systems, window to front aspect.

Dining Room

13' 2" into bay x 9' 0" (4.01m x 2.74m)

Bay window to front aspect, radiator, picture rail, to:

Lounge

19' 8" narrowing to 12' 2" x 11' 2" (5.99m x 3.4m)

French door with side screens to rear aspect, radiator, feature fireplace, tiled hearth with wooden mantel, picture rail, T.V. point, door to utility room.

Kitchen

13' 1" x 7' 5" (3.99m x 2.26m)(This measurement includes the area provided by the kitchen units)

Fitted to comprise one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, extractor, fridge space, window to side aspect, to:

Utility Room

7' 2" x 5' 9" (2.18m x 1.75m)

Part glazed door and window to rear aspect, plumbing for washing machine, space for dishwasher, fridge/freezer space.

First Floor Landing

Large storage cupboard with water cylinder, doors to:

Bedroom One

13' 2" x 12' 2" (4.01m x 3.71m)

Door with side screen to rear aspect leading to balcony, character fireplace.

Bedroom Two

10' 8" x 10' 7" (3.25m x 3.23m)

Door and window to rear aspect leading to balcony.

Dressing Room/Study

13' 5" max. x 7' 9" (4.09m x 2.36m)

Radiator.

Bedroom Three

11' 5" x 9' 0" (3.48m x 2.74m)

Window to front aspect, radiator, storage cupboard, character fireplace.

Bathroom

Fitted to comprise low flush W.C., vanity sink with cupboard under, panelled bath with shower attachment and shower over, tiled splash backs, tiled flooring, chrome towel rail, window to side aspect.

Outside

Front - Block paved driveway providing off road parking for up to four cars.

Rear - Large paved patio, gated side pedestrian access, outside tap, raised border, wooden shed, greenhouse, gravelled area with pergola, main lawn with trees, bushes and shrubs, enclosed by wooden panelled fencing. Garden measures 87ft in length and enjoys a southerly aspect.

Material Information

The property Tenure is Freehold.

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 B (£1,726 per annum. Charges for enter year).

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.

