



Total area: approx. 88.4 sq. metres (951.8 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.

Harrington Road Irthlingborough NN9 5GP
Freehold Price 'Offers in excess of' £280,000

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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Northants NN8 1BS
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Irthlingborough Office
28 High Street Irthlingborough
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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Originally constructed by Bloor Homes is this very well presented three double bed roomed detached property situated within a popular estate off Finedon Road with benefits to include gas radiator central heating, uPVC double glazing, built in kitchen appliances, built in wardrobes to the master bedroom, off road parking for one car and a single leasehold garage. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, three bedrooms with en-suite shower room to master, bathroom, rear garden, single leasehold garage and off road parking.

Entry via part glazed front door through to:

Entrance Hall

Stairs rising to first floor landing, window to front aspect, radiator, telephone point, doors to:

Cloakroom

Two piece suite comprising low flush W.C, wall mounted hand wash basin with tiled splash backs, radiator, vinyl flooring, under stairs storage cupboard, ceiling mounted extractor.

Lounge

17' 0" narrowing to 13' 7" x 11' 7" (5.18m x 3.53m)

Window to rear aspect, radiator, tv point, telephone point, further radiator.

Kitchen/Dining Room

23' 6" x 7' 9" (7.16m x 2.36m) (This measurement includes area occupied by the kitchen units)

Kitchen Area - Comprising one and half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, integrated appliances comprising stainless steel oven, ceramic four ring hob, extractor over, fridge/freezer, plumbing for washing machine, space for tumble-dryer, concealed wall mounted gas boiler serving domestic hot water and central heating systems, window to front aspect, radiator.

Dining Area - upVc french door to rear aspect, radiator, vinyl flooring.

First Floor Landing

Access to loft space, cupboard housing water cylinder, doors to:

Bedroom One

14' 2" narrowing to 8' 8" x 11' 2" max (4.32m x 3.4m)

Window to rear aspect, radiator, fitted triple wardrobe with sliding doors, door to:

Ensuite Shower Room

Comprising wall mounted hand wash basin, low flush W.C, double shower cubical with chrome shower, towel rail heated, shaver

point, tiled splash backs, spotlights and extractor to ceiling.

Bedroom Two

9' 9" x 9' 4" (2.97m x 2.84m)

Window to front aspect, radiator.

Bedroom Three

10' 8" x 8' 8" (3.25m x 2.64m)

Window to rear aspect, radiator.

Bathroom

Comprising wall mounted hand wash basin, low flush W.C, paneled bath with chrome shower attachment, tiled splash backs, heated towel rail, window to front aspect, shaver point, vinyl flooring, spotlights and extractor to ceiling.

Outside Front - Is laid with slate chippings and side gated pedestrian access through to:

Rear Garden - comprising rear patio, main lawn, enclosed by wooden panel fencing, there is a single garage which is leasehold with up and over door, off road parking to the front for one car.

Material Information

The tenure of this property 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 C (£2,164 per annum. Charges for 2025/2026).

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.

