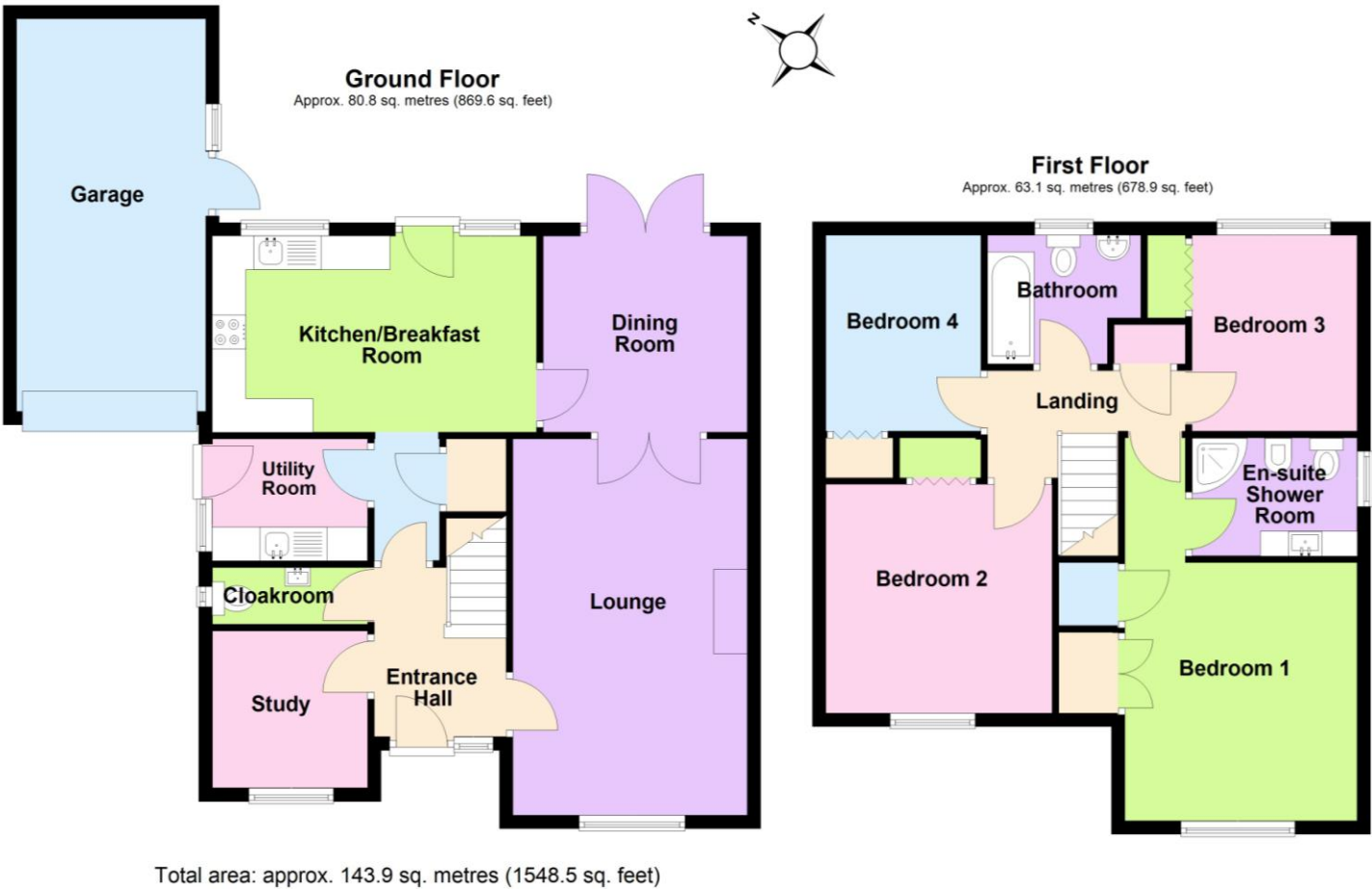


Albion Court Little Harrowden

richard james

www.richardjames.net



Albion Court Little Harrowden NN9 5XY
Freehold Price £440,000

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.

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



Situated in a cul de sac just off Main Street in the village of Little Harrowden is this immaculate four bedroom detached property which is offered with no chain and benefits from a refitted 15ft kitchen/breakfast room with a range of built in appliances, a refitted four piece ensuite bathroom, a refitted bathroom and gas radiator central heating. (Boiler was replaced in November 2024) The property further offers three reception rooms, a refitted cloakroom, utility room, built in wardrobes to all bedrooms and a separate dining room. Viewing is highly recommended to appreciate the position of the property which backs onto the St Marys Church and the internal condition. The accommodation briefly comprises entrance hall, cloakroom, study, lounge, dining room, kitchen/breakfast room, utility room, bedroom one with ensuite shower room, three further bedrooms, bathroom, gardens to front and rear and a garage.

Enter via uPVC entrance door.

Entrance Hall

Stairs to first floor landing, door to.

Cloakroom

Comprising low flush W.C., wash hand basin set in vanity unit, obscure window to side aspect, radiator, laminate flooring.

Study

7' 7" x 7' 7" (2.31m x 2.31m)

Window to front aspect, radiator.

Lounge

18' 10" x 11' 7" (5.74m x 3.53m)

Window to front aspect, two radiators, feature open fireplace, gas point, T.V. point, coving to ceiling, glazed double doors to .

Dining Room

10' 3" x 9' 7" (3.12m x 2.92m)

uPVC door to rear garden, radiator, door to.

Kitchen/Breakfast Room

15' 10" x 9' 7" (4.83m x 2.92m)

Comprises one and a half bowl single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, built in electric double oven with gas hob and extractor fan over, integrated dishwasher and fridge, wall mounted gas fired boiler serving central heating and domestic how water (installed November 2024) uPVC door and window to rear garden, tiled floor. through to.

Inner Hallway

Door to entrance hall, understairs cupboard, tiled floor, door to.

Utility Room

Comprises single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, plumbing for washing machine, space for freezer, uPVC door and window to side aspect, extractor fan.

First Floor Landing

Access to loft space with loft ladder, airing cupboard housing hot water cylinder (replaced in November 2024) radiator, door to.



Bedroom One

12' 8" widens to 18'9" max. x 11' 7" max.(3.86m x 3.53m)

Window to front aspect, radiator, built in double wardrobe with clothes hanging rail, further cupboard with clothes hanging rail, coving to ceiling, door to.

Ensuite Shower Room

Comprising Quadrant shower enclosure, wash hand basin set in vanity unit, low flush W.C. bidet, obscure window to side aspect, extractor fan, towel rail.

Bedroom Two

11' 3" x 11' 1" (3.43m x 3.38m)

Window to front aspect, double radiator, built in wardrobe with clothes hanging rail, coving to ceiling.

Bedroom Three

9' 8" x 8' 4" (2.95m x 2.54m)

Window to rear aspect, radiator, built in wardrobe with shelving.

Bedroom Four

9' 8" x 7' 8" (2.95m x 2.34m)

Window to rear aspect, radiator, built in wardrobe with clothes hanging rail, coving to ceiling.

Bathroom

Comprising panelled bath with shower over, low flush W.C. wash hand basin in vanity unit, obscure window to rear aspect, towel rail, extractor fan, laminate flooring,

Outside

Front - Laid to lawn, tree, driveway providing off road parking to.

Garage - 19ft in length. Electric up and over door, power and light, eaves space, uPVC door to rear garden.

Rear - Not overlooked and backing onto Church. Patio area, laid to lawn, various shrubs, flowers, bushes and trees, green house, wooden shed, pedestrian access either side of property, water tap, second patio area.



Energy Performance Rating

We are currently waiting the EPC assessment.

Council Tax

We understand the council tax is band F (£3,248 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.

