



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.



Mountfield Road Irthlingborough NN9 5SY
Freehold Price 'Offers in excess of' £290,000

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 estateagents 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
Northants NN8 1BS
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Rushden Office
74 High Street Rushden
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Situated in a cul de sac within the popular 'Knightland's' estate is this significantly extended established four bedrooomed semi detached property featuring extensions to the side and rear elevations with the property now offering approx. 1172 square feet of living space and in addition a oversized 23ft garage. Further benefits include gas radiator central heating, uPVC double glazing, refitted kitchen with integrated appliances, refitted four piece family bathroom suite and offers a 21ft sitting/dining room, off road parking for three cars and a rear garden measuring 51ft in length enjoying a southerly private aspect. The accommodation briefly comprises entrance hall, lounge, down stairs shower room, sitting/dining room, kitchen, four bedrooms, family bathroom, rear garden, driveway and oversized garage.

Entry via uPVC front door with side screen, stairs rising to first floor landing, radiator, laminate flooring, storage cupboard, doors to:

Lounge

14' 0" x 11' 4" (4.27m x 3.45m)

Bow window to front aspect, electric fire with feature surround, radiator, wall light points.

Downstairs Shower Room

Fitted to comprise low flush W.C, vanity sink with cupboard under, corner shower cubicle with chrome towel rail, chrome shower with tiled splash backs, tiled floor, wall mounted extractor.

Sitting/Dining Room

21' 5" x 11' 3" narrowing to 8' 5" (6.53m x 3.43m)

Dining Area - Laminate flooring, radiator, coving to ceiling, through to:

Sitting Area - Sliding patio door to rear aspect, coving to ceiling, radiator, door through to:

Kitchen

11' 8" x 7' 9" (3.56m x 2.36m)

Refitted to comprise one and a half bowl stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, a range of integrated appliances comprising stainless steel double oven, four ring ceramic hob, extractor over, dishwasher, fridge/freezer, microwave, pan draws, two corner carousel's, window to rear aspect, door to side aspect, radiator, vinyl flooring.

First Floor Landing

Window to front aspect, loft access, storage cupboard, doors to:

Bedroom One

12' 8" x 9' 3" (3.86m x 2.82m)

Window to rear aspect, radiator.

Bedroom Two

11' 5" x 10' 0" (3.48m x 3.05m)

Window to front aspect, radiator.



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.

