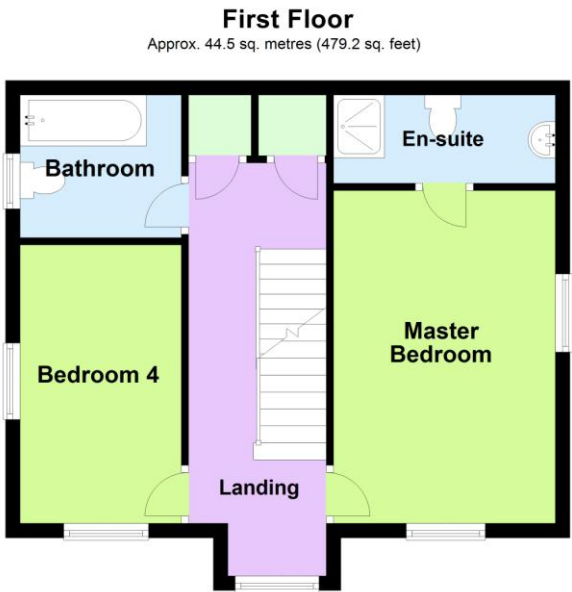
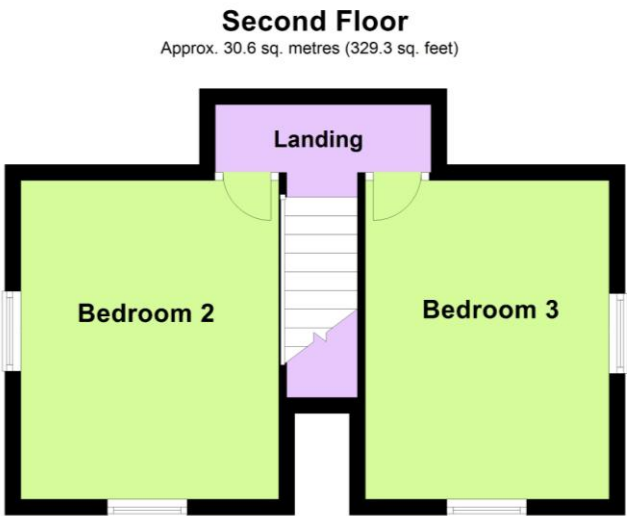


Mansfield Way Irchester

richard james

www.richardjames.net



Total area: approx. 119.6 sq. metres (1287.7 sq. feet)



Mansfield Way Irchester NN29 7DQ
Freehold Price £320,000

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 is this modern four bedroom, three storey, semi-detached house that benefits from uPVC double glazing, gas radiator central heating, a burglar alarm system and built in kitchen appliances. The property further offers ensuite shower room to the master bedroom, cloakroom and a driveway providing parking for three cars leading to a single garage with an EV charger. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen, cloakroom, master bedroom with ensuite shower room, three further bedrooms, bathroom, gardens to front and side and a garage.

Enter via entrance door to.

Entrance Hall

Radiator, wood effect laminate floor, stairs to first floor landing, doors to.

Lounge

19' 5" x 10' 0" (5.92m x 3.05m)

Window to front aspect, window to side aspect, two radiators.

Dining Room

10' 6" x 9' 3" (3.2m x 2.82m)

French doors to side leading to garden, window to front aspect, wood effect laminate floor, radiator, through to.

Kitchen

10' 6" x 9' 3" (3.2m x 2.82m)(This measurement includes the area occupied by the kitchen units)

Comprising one and a half bowl single drainer unit with cupboard under, range of base and eye level units providing work surfaces, window to side aspect, built in electric oven and gas hob with electric extractor hood over, space for fridge/freezer, plumbing for washing machine, plumbing for dishwasher, tiled slash backs, wood effect laminate floor, understairs storage cupboard, door to.

Cloakroom

Comprising low flush W.C., pedestal hand wash basin, tiled slash areas, radiator, wood effect vinyl floor.

First Floor Landing

Window to front aspect, airing cupboard housing hot water cylinder, storage cupboard, stairs to second floor landing, doors to.

Master Bedroom

14' 10" x 10' 1" (4.52m x 3.07m)

Window to front aspect, window to side aspect, radiator, door to.

Ensuite Shower Room

White suite comprising double width shower enclosure, low flush W.C., pedestal hand wash basin, extractor vent, radiator, inset ceiling lights.

Bedroom Four

12' 6" x 7' 4" (3.81m x 2.24m)

Window to side aspect, window to front aspect, two radiators.

Bathroom

White suite comprising panelled bath, pedestal hand wash basin, low flush W.C., tiled plash areas, electric extractor vent, wood effect vinyl floor, window to side aspect.

Second Floor Landing

Radiator, doors to

Bedroom Two

12' 9" max.x 10' 4" max. (3.89m x 3.15m)

Part restricted headroom. Window to front aspect, window to side aspect, radiator, access to loft space.

Bedroom Three

12' 9" max. x 10' 4" max. (3.89m x 3.15m)

Part restricted headroom Window to front aspect, window side aspect, radiator.

Outside

Front - Mainly shrubs, chippings, open canopy porch.

Side Garden - Patio, artificial grass, raised flower bed, tap, brick walls, gated access.

Garage - Up and over door, driveway in front providing parking for three cars, EV charger. (The garage is single and on the left of the photo).

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 D (£2,295 per annum. Charges for 2025/26).

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.

