

# Finedon Road Irthlingborough

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Total area: approx. 96.6 sq. metres (1039.7 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 5TZ  
Freehold Price £180,000

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



Offered with upward chain and located in one of Irthlingborough's most popular residential locations is this mature two bed roomed mid terraced property with benefits to include gas radiator central heating, uPVC double glazing (except separate W.C.) and offers separate reception rooms, two double bedrooms, two outbuildings and a low maintenance rear garden. The accommodation briefly comprises porch, entrance hall, lounge, dining room, kitchen, lean-to, landing, two bedrooms, bathroom, separate W.C. front and rear gardens, two brick outbuildings and communal parking bays to the front.

Entry via uPVC part glazed front door through to:

#### Porch

Tiled walls, tiled flooring, further double glazed door through to:

#### Entrance Hall

Tiled floor, radiator, stairs rising to first floor landing, dado rail, multi paned door through to:

#### Lounge

11' 10" x 11' 0" max into chimney breast recess (3.61m x 3.35m)  
Window to front aspect, radiator, brick effect fire surround with display shelving, dado rail, coving to ceiling.

#### Dining Room

12' 0" x 11' 6" (3.66m x 3.51m)  
Window to rear aspect, radiator, laminate flooring, coving to ceiling, electric fire with feature surround, under stairs storage cupboard, fitted base level units with work surface, part glazed door through to:

**Kitchen** (This measurement includes area occupied by the kitchen units)

10' 0" x 6' 8" (3.05m x 2.03m)  
Fitted to comprise stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces with tiled splash backs, integrated oven and two ring electric hob with extractor over, window to side aspect, radiator, spotlights to ceiling, folding door through to:

#### Lean-To

8' 8" x 7' 0" (2.64m x 2.13m)  
Electric fire with feature surround, tiled walls, electric chrome towel rail, panelled walls and ceiling, door and two windows to rear aspect, tiled floor.

#### First Floor Landing

Loft access, dado rail, doors to:

#### Bedroom One

14' 5" max into built in wardrobes x 11' 0" (4.39m x 3.35m)  
Two windows to front aspect, radiator, dado rail, built in

wardrobes with sliding mirrored doors to chimney breast recesses.

#### Bedroom Two

12' 0" x 8' 9" (3.66m x 2.67m)  
Window to rear aspect, radiator, character fireplace with feature surround, wall mounted gas boiler serving domestic hot water and central heating systems.

#### Inner Landing

Through to:

#### Separate W.C.

Window to side aspect, low flush W/C, radiator, tiled walls.

#### Bathroom

Fitted to comprise pedestal hand wash basin and bath, radiator, fully tiled walls, window to rear aspect.

#### Outside

Front - Garden is gravelled, enclosed by brick walling and picket fencing and communal parking bays.

Rear - Mainly block paved with water feature, wooden storage shed, covered area, through to:

Further garden - Mainly block paved with various raised borders stocked with a variety of shrubs and bushes, artificial lawn, wooden shed, fish pond, various up lighting, enclosed by wooden panelled fencing. Please note there is rear pedestrian access via 116 Finedon Road.

#### Outbuilding One

9' 6" x 6' 8" (2.9m x 2.03m)  
Window to side aspect, tiled flooring, paneled walls, power and light connected.

#### Outbuilding Two

9' 0" x 5' 8" (2.74m x 1.73m)  
Windows to rear and both sides, work surfaces, tiled flooring, door to both sides, providing right of way to 116 finedon road, door through to further storage area with fitted shelving and tiled floor

#### Material Information

The tenure of this property is freehold.

#### Energy Performance Rating

This property has an energy rating of D The full Energy Performance Certificate is available upon request.

#### Council Tax

We understand the council tax is band A (£1,705.83) per annum. Charges for 2026/2027).

#### 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](http://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.**

