



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.

Fernmoor Drive Irthlingborough NN9 5TL Freehold Price 'Offers in Excess Of' £340,000

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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A well presented modern four bed roomed detached property situated in a cul de sac off Finedon Road with benefits to include uPVC double glazing, gas radiator central heating, built in stainless steel kitchen appliances and offering three reception rooms, a low maintenance rear garden and off road parking for up to two cars. The accommodation briefly comprises hallway, cloakroom, lounge, dining room, study, kitchen, four bedrooms with en suite shower room to master, family bathroom, gardens to front and rear, single garage and a driveway

Enter via uPVC front door with side screen to:

Entrance Hall

Stairs rising to first floor landing, coving to ceiling, tiled flooring, radiator, under stairs storage area, doors to:

Cloakroom

Refitted to comprise low flush W.C., vanity sink with cupboard under, radiator, tiled flooring, extractor.

Study

10' 4" x 7' 9" (3.15m x 2.36m)

Bow window to front aspect, radiator, T.V. point, coving to ceiling.

Lounge

14' 7" x 11' 3" (4.44m x 3.43m)

French door with side screens to rear aspect, coving to ceiling, wall mounted electric fire with feature surround and hearth, gas fire point, radiator, telephone point, T.V. point, multi paned double doors to:

Dining Room

16' 7" x 7' 7" (5.05m x 2.31m)

Bow window to front aspect, radiator, coving to ceiling, laminate floor.

Kitchen

15' 2" x 7' 7" (4.62m x 2.31m) (This measurement includes area occupied by the kitchen units)

Refitted to comprise one and a half bowl composite single drainer sink unit with mixer tap over and cupboard under, a range of eye and base level units providing Quartz worktops, integrated stainless steel double oven, four ring induction hob, extractor fan over, space for American size fridge/freezer space, built in dishwasher, plumbing for washing machine, window to side and rear aspect, part glazed door to side aspect, tiled flooring, coving to ceiling.

First Floor Landing

Loft access, airing cupboard housing wall mounted gas boiler serving domestic hot water and central heating systems, radiator, doors to:

Bedroom One

11' 9" max x 12' 3" max (3.58m x 3.73m)

Two windows to front aspect, two radiators, telephone point, built in wardrobe, door to:

Ensuite Shower Room

Comprising low flush W.C., pedestal wash hand basin, shower cubicle, shaver point, wall mounted extractor, window to side aspect, radiator. (A new three piece suite will be included in the sale which is not fitted)

Bedroom Two

8' 8" x 10' 9" (2.64m x 3.28m)

Window to rear aspect, radiator, laminate flooring, fitted double wardrobe.

Bedroom Three

10' 8" x 7' 2" (3.25m x 2.18m)

Window to rear aspect, radiator, TV point.

Bedroom Four

10' 8" x 7' 7" (3.25m x 2.31m)

Window to front aspect, radiator.

Bathroom

Refitted to comprise vanity sink with cupboard under, low flush W.C, panelled bath (not refitted) and shower over, tiled splash backs, tiled flooring, window to rear aspect, wall mounted extractor, shaver point, heated chrome towel rail.

Outside

Front - Display rockery with various shrubs, mainly paved with outside tap, enclosed by low brick walling, driveway providing off road parking for up to two cars, outside tap, leading to:

Garage - Up and over door, power and light connected, measures 16'0" x 8' 2".

Rear - Comprising wooden deck with pergola and balustrade with steps leading down to a private and secluded low maintenance garden which is mainly paved with further wooden deck and

gravelled area, outside power points, gated side pedestrian access enclosed by mainly wooden panelled fencing.

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 D (£2,558.74 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

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.

