



Total area: approx. 107.8 sq. metres (1159.8 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.



23 Mountfield Road Irthlingborough NN9 5SY
Freehold Price 'Offers in excess of' £280,000

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.

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 within the popular 'Knightland's' estate is this extended and established four bedrooomed semi detached property featuring an extension to the side to provide a 16ft bedroom with the property offering approx. 1159 square feet of living space and in addition an oversized 19ft garage. Further benefits include gas radiator central heating, uPVC double glazing, integrated kitchen appliances and offers off road parking for two cars. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, four bedrooms, balcony, family bathroom, front and rear gardens, driveway, oversized garage and a utility area.

Entry via pat glazed uPVC front door with side screen through to:

Entrance Hall

Stairs rising to first floor landing, LVT vinyl flooring, dado rail, radiator, doors through to:

Lounge

13' 5" x 12' 0" max into chimney breast recess (4.09m x 3.66m)

Window to front aspect, radiator, laminate flooring, living flame gas fire with feature surround and raised hearth, coving to ceiling.

Kitchen/Dining Room

18' 0" x 10' 0" (5.49m x 3.05m)

Fitted to comprise one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces with tiled splash backs, integrated stainless steel oven with four ring gas hob, extractor over, window to rear aspect, French door to rear aspect, dishwasher space, tiled floor, under stairs storage cupboard, fridge/freezer space, radiator, door to side aspect through to garage.

First Floor Landing

Loft access, cupboard housing water cylinder with fitted shelving, door through to:

Bedroom One

12' 4" narrowing to 10' 3" x 11' 1" (3.76m x 3.38m)

Window to rear aspect, radiator.

Bedroom Two

12' 7" x 9' 8" max (3.84m x 2.95m)

Window to front aspect, radiator, laminate flooring, fitted wardrobe into chimney breast recess.

Bedroom Three

8' 8" x 8' 0" (2.64m x 2.44m)

Window to front aspect, radiator, laminate flooring.

Bathroom

Fitted to comprise low flush W.C, pedestal hand wash basin, panelled bath with shower over, tiled splash backs to all walls, radiator, window to rear aspect.



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.

