



Irthlingborough Road, Finedon NN9 5EH

Monthly Rental Of £2,850 pcm



Total area: approx. 2839.5 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.

Lettings & Management
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 424666



Immediately available is this beautiful mature five bedroomed detached residence offering an immense amount of living space boasting over 2800 sq feet approx. The property also offers many character features including original floor tiling, internal doors, wooden wall panelling and sash windows with further benefits to include built in kitchen appliances, gas radiator central heating, refitted en suite bathroom, refitted family bathroom and offers three generously sized reception rooms, off road parking for numerous vehicles. The accommodation briefly comprises reception hall, cloakroom, lounge, sitting room, breakfast room, kitchen, utility room, sun room, five bedrooms with en suite bathroom to master, family bathroom, front, side and gravelled rear garden, extensive driveway.

Entrance Hall

Cloakroom

Lounge

21' 9" x 16' 9" max into bay (6.63m x 5.11m)

Sitting Room

19' 8" max into bay x 16' 0" (5.99m x 4.88m)

Breakfast Room

16' 0" x 13' 8" (4.88m x 4.17m)

Kitchen

16' 8" x 10' 9" (5.08m x 3.28m)(This measurement includes the area provided by the kitchen units)

Utility Room

10' 9" x 6' 9" (3.28m x 2.06m)(This measurement includes the area provided by the kitchen units)

Sun Room

14' 5" x 10' 6" (4.39m x 3.2m)

First Floor Landing

Bedroom One

16' 9" max x 16' 0" max (5.11m x 4.88m)

Ensuite Bathroom

Bedroom Two

16' 0" x 13' 9" (4.88m x 4.19m)

Bedroom Three

16' 7" x 10' 9" (5.05m x 3.28m)

Bedroom Four

15' 0" x 10' 7" (4.57m x 3.23m)

Bedroom/Study

14' 11" x 10' 11" (4.55m x 3.33m)

Bathroom

10' 9" x 10' 0" max (3.28m x 3.05m)

Council Tax

We understand the council tax is band F (£3,396 per annum. Charges for 2025/2026).

Energy Performance Certificate

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

General Data Protection Regulations 2018

Should you wish to view this property, we will require certain pieces of personal information in order to provide a professional service to you and

Tenant Requirements

- First month's rent of £2,850 pcm
- Deposit of £3,288.46
- Your details will be submitted to our referencing company, who will carry out a credit check and obtain previous landlord references and employment references
- Proof of identification (passport or driving licence and proof of address i.e. utility bill)
- Right to remain documents (if applicable)
- Holding deposit of £657.69 (one weeks' rent). This is to reserve a property, subject to referencing. Please note: This will be retained if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). This holding deposit will be returned within 15 days or apportioned to rent with the prospective tenants consent if referencing is successful.

£6,138.46 (Total)

Client deposits are protected by the Deposit Protection Service. Please note we are unable to accept debit or credit card payments.

Home contents insurance

We require our tenants to have home contents insurance. This not only covers the tenants belongings, but also covers their liability to the landlord for damage to his property. Please ask for further information.