

Express Close, Irthlingborough

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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.

Express Close Irthlingborough NN9 5RQ

Freehold Price £350,000

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
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Rushden Office
74 High Street Rushden
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Situated in a cul-de-sac within the popular 'Pinetree's' estate is this well presented four bedroomed detached property featuring a generous sized plot and enjoying a private aspect from the rear. Benefits include gas radiator central heating, uPVC double glazing, refitted en-suite shower room, refitted bathroom, 100ft rear garden, outside wooden cabin with power and light connected, off road parking for multiple cars and garage. The accommodation briefly comprises porch, entrance hall, cloakroom, lounge, dining room, kitchen, four bedrooms with en-suite shower room to master, family bathroom, front and rear gardens, garage and a driveway.

Enter via part-glazed front door to:

Porch

Window to side aspect, tiled flooring, door to:

Entrance Hall

Stairs rising to first floor landing, radiator, dado rail, coving to ceiling, telephone point, laminate flooring, doors to:

Cloakroom

Comprising low flush W.C., wall mounted wash hand basin, tiled splash backs, extractor, radiator, laminate flooring.

Lounge

15' 0" x 10' 11" (4.57m x 3.33m)

Window to front aspect, gas fireplace with tiled surround, T.V. point, radiator, coving to ceiling, laminate flooring, double doors to:

Dining Room

11' 9" x 8' 10" (3.58m x 2.69m)

Window to rear aspect, glazed French doors to side aspect, radiator, coving to ceiling, laminate flooring.

Kitchen

11' 7" x 8' 9" (3.53m x 2.67m) (This measurement includes the area occupied by the kitchen units)

Fitted to comprise ceramic one and a half bowl single drainer sink unit with cupboard under, a range of base and eye level units providing work surfaces, tiled splash backs, space for fridge/freezer, built in oven, gas hob, extractor, under stairs storage cupboard, window to rear aspect, door to side aspect, coving to ceiling, radiator, tiled flooring.

First Floor Landing

Window to side aspect, dado rail, loft access (loft ladder, light and part boarded), airing cupboard with shelving, doors to:

Bedroom One

12' 3" x 12' 2" narrowing to 10' 7" (3.73m x 3.71m)

Window to front aspect, radiator, telephone point, coving to ceiling, door to:



Ensuite Shower Room

Refitted to comprise low flush W.C., vanity sink unit, shower cubicle, fully tiled, window to side aspect, heated towel rail.

Bedroom Two

11' 2" x 8' 11" (3.4m x 2.72m)

Window to front aspect, radiator, coving to ceiling.

Bedroom Three

9' 0" x 8' 6" (2.74m x 2.59m)

Window to rear aspect, radiator, coving to ceiling.

Bedroom Four

9' 0" x 7' 5" (2.74m x 2.26m)

Window to rear aspect, radiator.

Bathroom

Refitted to comprise low flush W.C., pedestal wash hand basin, panelled bath, tiled splash backs, tiled walls, mirrored vanity cupboard, two windows to rear aspect, radiator.

Outside

Front - Block paved driveway providing off road parking for up to three cars, EV charging point, leading to:

Single Garage - Electric roller door, work surfaces, plumbing for washing machine, fridge/freezer space, wall mounted gas boiler serving domestic hot water and central heating systems, power and light connected.

Rear - Main lawn, patio area, outside tap, borders stocked with various shrubs, flowers, bushes and trees, rear gated pedestrian access, wooden shed, enclosed by wooden panelled fencing. Wooden cabin with power and light connected with internet connection, cabin measures 3m x 5m approx., Garden measures approximately 100ft in width.

Material Information

The tenure of this property is freehold.



Energy Performance Rating

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

Council Tax

We understand the council tax is band C (£2,164 per annum. Charges for 2025/2026).

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.

