



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.

London End Irchester NN29 7BH  
Freehold 'Offers in excess of' Price £360,000

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





**Set back from the road and offering deceptively spacious accommodation is this individually built three double bed roomed detached bungalow which offers off road parking for several vehicles and an oversized 24ft garage. Further benefits include a stunning four piece family bathroom, large lounge/dining room, built-in wardrobes to two of the three bedrooms, ensuite shower room, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen/breakfast room, three bedrooms, ensuite shower room, family bathroom, gardens to front, rear and side, single garage, car port and driveway.**

Enter via front door with side screen to:

#### **Entrance Hall**

Tiled floor, coving to ceiling, radiator, doors to:

#### **Lounge/Dining Room**

24' 9" max x 23' 9" max (7.54m x 7.24m)

'L' shaped room, two sliding patio doors to rear aspect, window to front aspect, three radiators, coving to ceiling, feature brick fireplace, door to:

#### **Kitchen/Breakfast Room**

12' 11" x 11' 0" (3.94m x 3.35m) (This measurement includes area occupied by kitchen units)

Comprising one and a half bowl single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, built-in oven, ceramic hob, plumbing for washing machine and slimline dishwasher, space for under counter fridge, wall mounted combination boiler serving domestic central heating and hot water systems, window and door to rear aspect, tiled floor, coving to ceiling.

#### **Family Bathroom**

Refitted to comprise low flush W.C., vanity sink unit, panelled bath, shower cubicle, tiled splash backs, tiled floor, window to side aspect, heated towel rail, coving to ceiling.

#### **Bedroom One**

16' 3" x 9' 3" up to wardrobes (4.95m x 2.82m)

Window to rear aspect, radiator, a range of built-in wardrobes, coving to ceiling, door to:

#### **Ensuite Shower Room**

Comprising low flush W.C., pedestal wash hand basin, shower cubicle, tiled splash backs, chrome heated towel rail, coving to ceiling.

#### **Bedroom Two**

12' 1" x 10' 1" (3.68m x 3.07m)

Window to side aspect, radiator, coving to ceiling, loft access.

#### **Bedroom Three**

16' 2" max x 11' 5" (4.93m x 3.48m)

Window to front aspect, radiator, built-in wardrobes with sliding mirrored doors.

#### **Outside**

Front - Extensive lawn with borders stocked with variety of bushes, shrubs and trees, enclosed by stone walling and wooden fencing, driveway providing off road parking for several vehicles leading to a car port, and:

Oversized Garage - Up and over door, window and door to rear aspect, power and light connected. Measures approx. 24' 8" in length x 8' 11" in width internally.

Rear - Steps up to a patio area, lawn to the rear and side which has borders stocked with shrubs, bushes and trees, outside water tap, wooden summerhouse, enclosed by wooden fencing with gated side pedestrian access.

#### **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 C (£1,945 per annum. Charges for 2024/25).

#### **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.**

