



# HARWOODS

Chartered Surveyors & Estate Agents



29 Sapphire Street, Irthlingborough  
Northamptonshire NN9 5GX

£272,500 Freehold

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## 29 Sapphire Street, Irthlingborough, Northamptonshire NN9 5GX

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What a location! this 3 bedroom semi-detached house offers great views from the front windows and is a short walk from Stanwick Lakes Country Park. There is also an Aldi supermarket that you can also walk to and so the property really is in a family friendly location. The property is situated at the end of a cul de sac off a shared private driveway and so has little passing traffic.

The house has a generous sized living room, downstairs toilet, good sized kitchen/diner with French doors to the south-westerly aspect garden, 3 bedrooms and a large bathroom that has both a bath and separate large shower area. The property also has two car parking spaces, gas radiator central heating and UPVC double-glazed windows.

If you are looking for a modern home but don't want to compromise on position then this is a must-see house. Viewing highly recommended.

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Entrance Hall

Panelled front door with double-glazed inset panels. Radiator, stairs to 1st floor and panelled door to:

#### Lounge

14'8" x 11'11" max (4.47m x 3.63m max)

Two radiators, under-stairs cupboard, UPVC double-glazed window to the front and door to inner lobby.

#### Inner Lobby

Panelled doors off to:

#### Cloakroom/WC

White close-coupled WC and washbasin. Extractor fan. Radiator.

#### Kitchen/Diner

15'2" max x 14'0" max (4.62m max x 4.27m max)

1.5 bowl single drainer stainless steel sink, base cupboards, wall cupboards and work-surface areas. Electric oven, gas hob and extractor hood. Plumbing for washing machine, plumbing for dishwasher, double radiator and UPVC double-glazed French doors to the rear garden with UPVC double-glazed panels flanking.

#### First Floor Landing

Linen cupboard, loft access, radiator and doors off to:

#### Bedroom 1

15'2" max x 9'9" max (4.62m max x 2.97m max)

Radiator, bulkhead shelf and two UPVC double-glazed windows with open views.

#### Bedroom 2

12'0" x 7'3" min (3.66m x 2.21m min)

Radiator and UPVC double-glazed window to the rear.

#### Bedroom 3

12'0" max x 7'9" max (3.66m max x 2.36m max)

Radiator and UPVC double-glazed window to the rear.

#### Bathroom

White suite comprising close-coupled WC, pedestal washbasin, panelled bath and separate large shower enclosure. Part tiled walls, shaver point, double radiator, extractor fan and UPVC double-glazed window to the side.

#### Outside

Forecourt parking with space for two cars in front of the house. Side gate gives access on foot into the rear garden which is fenced and has a lawn, small paved patio and water tap.

#### Estate Management Charge

The seller has advised that whilst not currently collected, they were advised when they purchased the property new that there would be an estate amenity charge in due course. There have been no charges raised to date and so the costs are unknown at present.

#### Council Tax Band

North Northamptonshire Council. Council Tax Band B.

#### Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

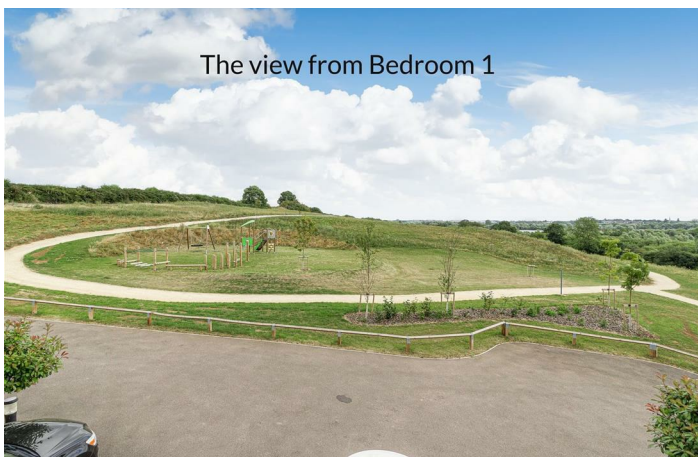
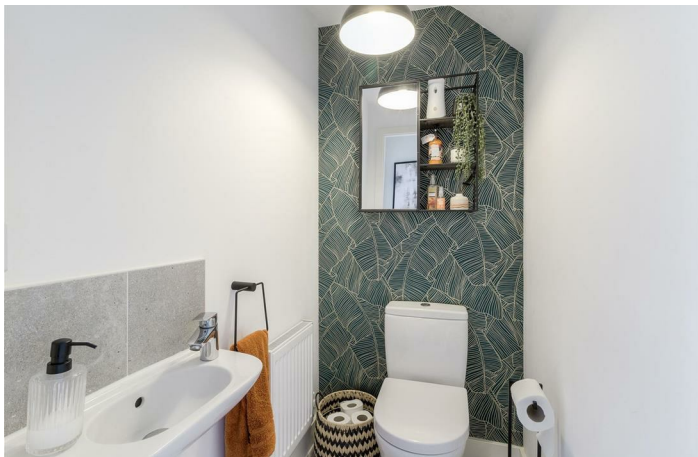
#### Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

IMPORTANT WARNING: Harwoods for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute, nor constitute part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended buyers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

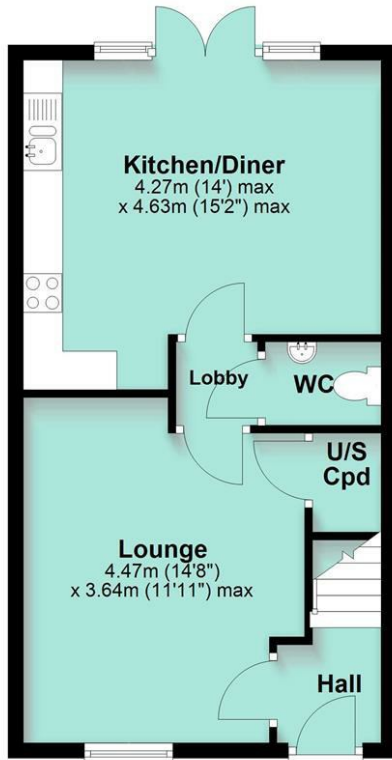
Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

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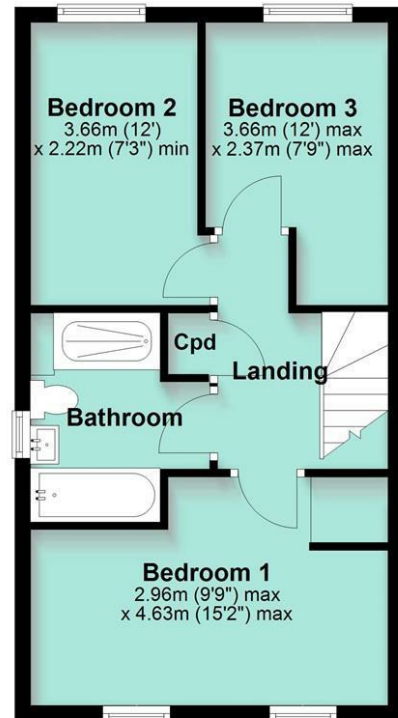




### Ground Floor



### First Floor



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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	