



Mansfield Way Irchester NN29 7DQ
Freehold Price £265,000

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 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



Situated in a cul de sac in the popular village of Irchester is this three bedroom town house which benefits from uPVC double glazing, gas radiator central heating and built in kitchen appliances. The property further offers a cloakroom, three double bedrooms with ensuite shower room to the master, a study, owned solar panels and a garage. The accommodation briefly comprises entrance hall, cloakroom, kitchen/dining room, lounge, study, bedroom one with ensuite shower room, two further bedrooms, bathroom, gardens to front and rear and a garage.

Enter via entrance door to.

Entrance Hall

Window to side aspect, radiator, telephone point, stairs to first floor landing, door to garage, doors to.

Cloakroom

White suite comprising pedestal hand wash basin, low flush W.C., tiled splash areas, radiator, electric extractor vent.

Kitchen/Dining Room

15' 8" x 10' 11" widening to 15' 6" (4.78m x 3.33m) (This measurement includes area occupied by the kitchen units) Comprising one and a half bowl single drainer stainless steel sink units with cupboards under, range of base and eye level units providing work surfaces, tiled splash areas, built in electric oven and gas hob with extractor hood over, space for fridge/freezer, plumbing for dishwasher, plumbing for washing machine, radiator, cupboard housing gas fired boiler serving central heating and domestic hot water, window to rear aspect, part glazed uPVC door to rear garden.

First Floor Landing

Radiator, stairs to second floor landing, door to ensuite shower room, doors to.

Lounge

15' 8" x 12' 3" narrowing to 9' 8" (4.78m x 3.73m) Two windows to rear aspect, radiator, T.V. point, telephone point.

Bedroom One

11' 5" x 9' 1" (3.48m x 2.77m) Window to front aspect, radiator, T.V. point, telephone point, door to.

Ensuite Shower Room

White suite comprising tiled shower enclosure, pedestal hand wash basin, low flush W.C., tiled splash areas, radiator, electric shaver point, electric extractor vent, door to landing.

Study

6' 4" x 4' 10" (1.93m x 1.47m) Window to front aspect, radiator.

Second Floor Landing

Radiator, access to loft space, airing cupboard housing hot water cylinder, doors to.

Bedroom Two

15' 10" x 9' 1" narrowing to 5' 0" (4.83m x 2.77m) Window to front aspect, radiator.

Bedroom Three

12' 8" x 8' 3" narrowing to 5' 8" (3.86m x 2.51m) Two sky light windows to rear, radiator, eaves cupboard.

Bathroom

White suite comprising panelled bath, pedestal hand wash basin, low flush W.C., tiled splash areas, radiator, electric extractor vent, electric shaver point.

Outside

Front - Gravel and paving, open canopy porch, driveway which is partially recessed to.

Garage - Metal up and over door, power and light connected, door to entrance hall.

Rear - Patio, raised plant/shrub beds, decking, wooden fence, gated rear access.

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 (£2,040 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.

