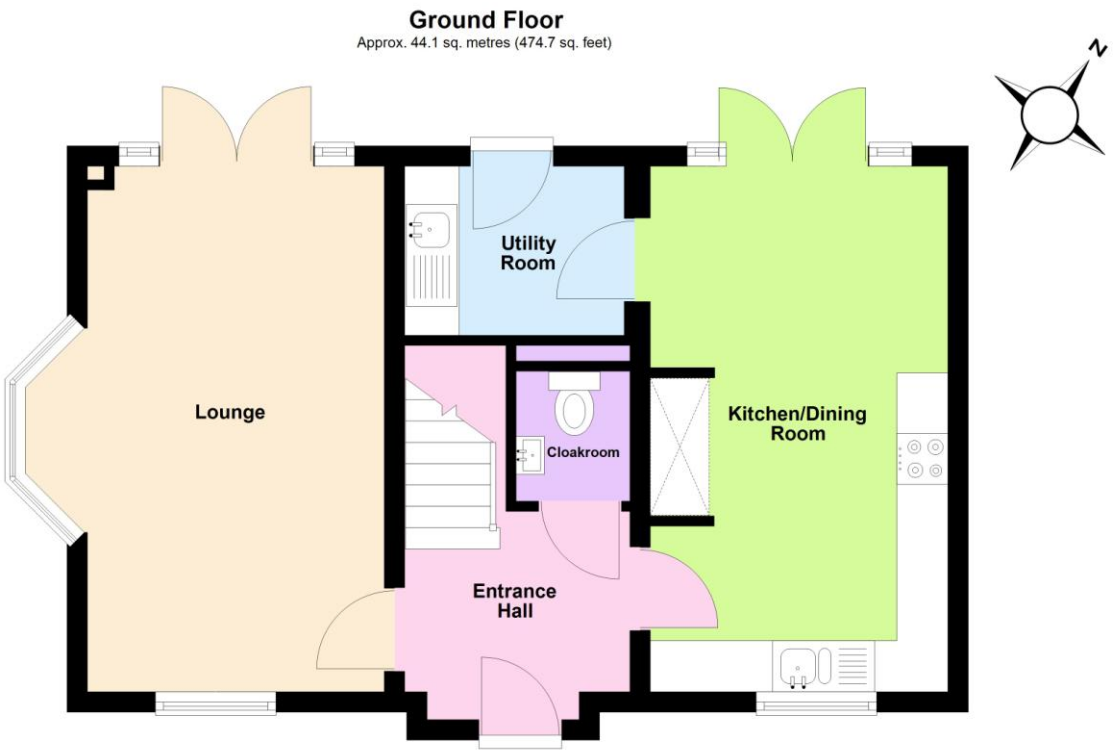


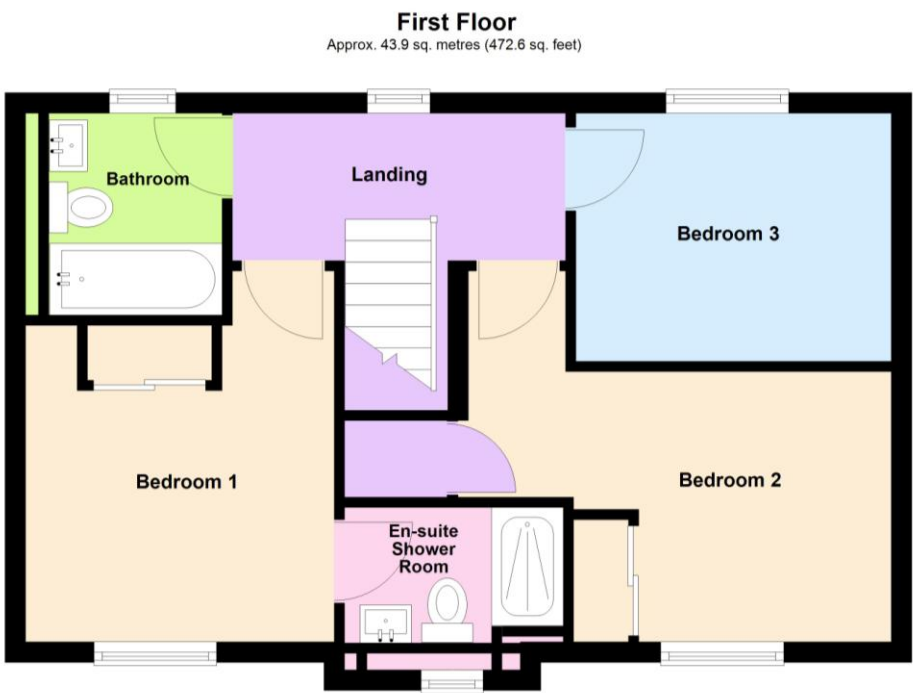
Irthlingborough Road East Wellingborough

richard james

www.richardjames.net



Total area: approx. 88.0 sq. metres (947.3 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.



Irthlingborough Road East Wellingborough

NN8 1GP

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





An immaculate stone built three bedroom detached property constructed by Bellway Homes in 2022 which is local to the Railway Station and Station Cross Primary School. The property benefits from uPVC double glazing, gas radiator central heating, built in kitchen appliances to include double oven, gas hob, dishwasher and fridge/freezer and further offers a cloakroom, a utility room, master bedroom with ensuite shower room and a shared car port providing covered parking for one vehicle and an additional parking space. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, utility room, master bedroom with ensuite shower room, two further bedrooms, bathroom, gardens to front and rear, shared car port and tandem off road parking.

Enter via composite door with obscure glazed insert to.

**Entrance Hall**

Stairs to first floor landing, double radiator, LVT flooring, doors to.

**Lounge**

16' 10" x 9' 7" widening to 11' 7" into bay (5.13m x 2.92m)

Bay window to side aspect, window to front aspect, uPVC French doors with windows either side to rear garden, double radiator, T.V point, telephone point.

**Cloakroom**

White suite comprising low flush W.C, wall mounted hand wash basin, tiled splash backs, LVT flooring, extractor vent.

**Kitchen/Dining Room**

16' 11" x 9' 7" (5.16m x 2.92m) (This measurement includes area occupied by the kitchen units)

Comprising one and a half bowl stainless steel single drainer sink unit with cupboards under, base and eye level units providing work surfaces with matching upstands, built in double electric oven and gas hob with extractor hood over, integrated dishwasher and fridge/freezer, double radiator, LVT flooring, uPVC French doors with windows either side to rear garden, door to.

**Utility Room**

Comprising stainless steel single drainer sink unit with cupboards under, plumbing for washing machine, LVT flooring, radiator, wall mounted gas fired boiler serving domestic hot water and central heating, part obscure glazed door to rear garden.

**First Floor Landing**

Window to rear aspect, access to loft space, doors to.

**Bedroom One**

11' 11" max into door recess narrowing to 10' 1" beyond wardrobe x 9' 10" (3.63m x 3m)

Window to front aspect, fitted wardrobe, T.V, radiator, door to.

**Ensuite Shower Room**

White suite comprising tiled shower cubicle with tiled shower, concealed cistern low flush W.C, pedestal hand wash basin, tiled splash backs, towel radiator, extractor vent, obscure glazed window to front aspect.

**Bedroom Two**

13' 7" max narrowing to 9' 8" beyond wardrobe x 8' 8" (4.14m x 2.64m)

Window to front aspect, over stairs storage cupboard, fitted wardrobe, radiator.

**Bedroom Three**

10' 1" x 7' 11" (3.07m x 2.41m)

Window to rear aspect, radiator.

**Bathroom**

White suite comprising panelled bath with tiled shower over, concealed cistern low flush W.C, pedestal hand wash basin, tiled splash backs, electric shavers point, radiator, extractor vent, obscure glazed window to rear aspect.

**Outside**

Rear - Sandstone patio running width of property, lawn retained by railway sleepers, gravel boarders, wooden shed, plant and shrubs boarder, outside tap, external power point, enclosed by stone wall and feather board fence, gated pedestrian access to rear. There is tandem drive providing off road parking for two vehicles with shared car port over one half which is accessed via Plough Rise.

Front - Shrub beds laid to bark chippings

**Carport**

**N.B**

We understand there is an annual estate amenity charge payable however the vendors have not yet been requested to pay this, The amount of amenity charge payable will need to be confirmed by the purchasers legal representation before legal commitment to purchase.

**Energy Performance Rating**

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

**Council Tax**

We understand the council tax is band C (£2,090 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](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.**

