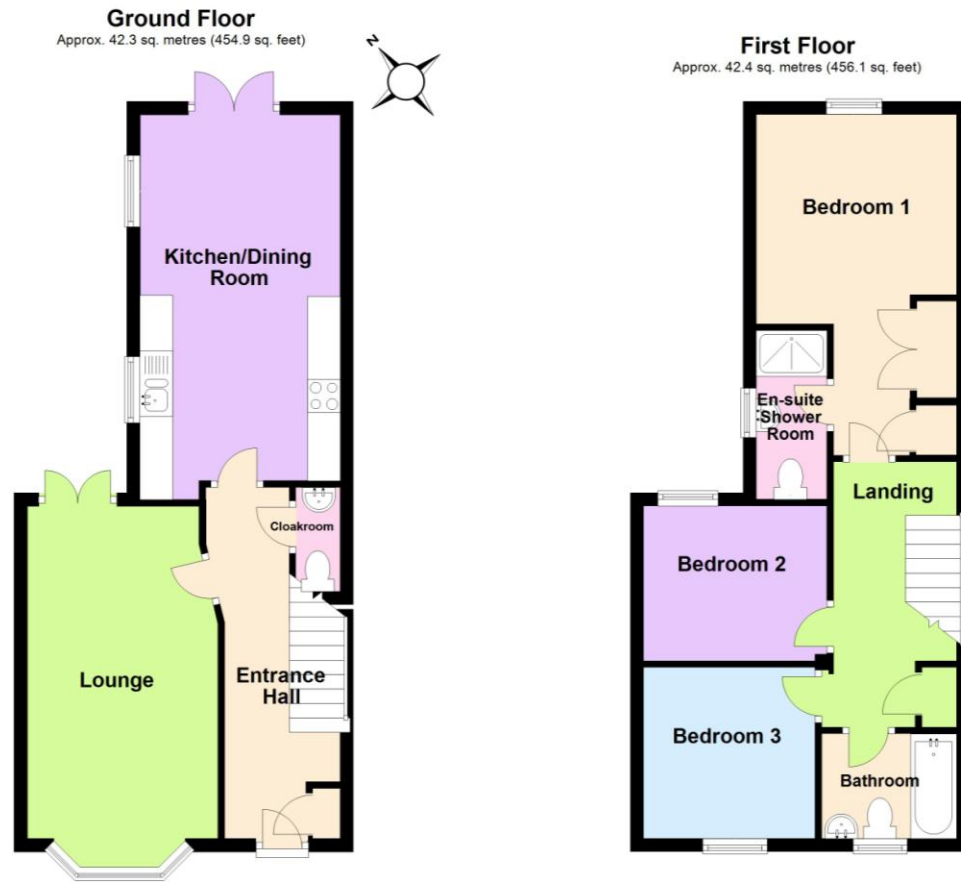


# Windmill Road Irthlingborough

richard james

www.richardjames.net



Total area: approx. 84.6 sq. metres (911.0 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.



Windmill Road Irthlingborough NN9 5RJ  
Freehold Price £255,000

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



**Constructed in 2019 is this very well presented three bedroomed semi detached property featuring a generous 19ft x 10ft kitchen/dining room and off road parking for two cars. Further benefits include gas radiator central heating, uPVC double glazing, built in kitchen appliances and offers fitted wardrobes/en suite shower room to the master bedroom and well presented gardens. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, three bedrooms with en suite shower room to master, bathroom, front and rear gardens and off road parking for two cars.**

Enter via front door to:

#### **Entrance Hall**

Stairs rising to first floor landing, telephone point, doors to:

#### **Cloakroom**

Comprising low flush W.C., pedestal wash hand basin, tiled splash backs, radiator.

#### **Lounge**

19' 7" into bay x 9' 6" (5.97m x 2.9m)

Bay window to front aspect, two radiators, T.V. point, French door to rear aspect.

#### **Kitchen/Dining Room**

19' 0" max. x 10' 0" (5.79m x 3.05m)(This measurement includes the area provided by the kitchen units)

Fitted to comprise one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, built in stainless steel oven, gas hob, extractor, fridge/freezer, dishwasher, spotlights to ceiling, two windows to side aspect, French door to rear aspect, concealed wall mounted gas boiler serving domestic hot water and central heating systems, radiator.

#### **First Floor Landing**

Loft access, radiator, storage cupboard, doors to:

#### **Bedroom One**

16' 9" narrowing to 9' 9" x 10' 0" (5.11m x 3.05m)

Window to rear aspect, radiator, fitted double and single wardrobes, door to:

#### **Ensuite Shower Room**

Comprising low flush W.C., pedestal wash hand basin, double shower cubicle, tiled splash backs, tiled flooring, spotlights to ceiling, radiator.

#### **Bedroom Two**

9' 3" x 7' 9" (2.82m x 2.36m)

Window to rear aspect, radiator.

#### **Bedroom Three**

8' 8" x 8' 8" (2.64m x 2.64m)

Window to front aspect, radiator.

#### **Bathroom**

Fitted to comprise low flush W.C., pedestal wash hand basin, panelled bath with chrome shower over, tiled splash backs, tiled flooring, window to front aspect, radiator, spotlights to ceiling, extractor.

#### **Outside**

Front - Laid with slate chippings, paved pathway, border stocked with bushes, block paved driveway providing off road parking for two cars.

Rear - Paved patio, gravel border, main lawn, border stocked with flowers and bushes, gravelled area, enclosed by wooden panelled fencing, gated rear pedestrian access.

#### **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 B (£1,592 per annum. Charges for 2021/22).

#### **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.

#### **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 Crystal Financial Services. 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.**

