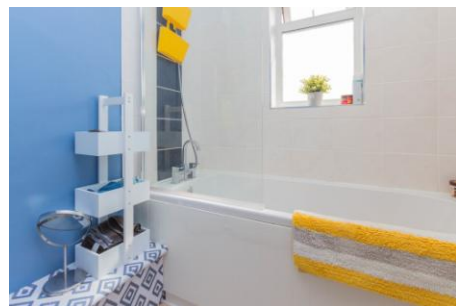




Total area: approx. 107.4 sq. metres (1155.7 sq. feet)



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.



**Thomas Flawn Road Irthlingborough NN9 5PA**  
**Freehold Price £300,000**

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



**Situated on the northern outskirts of the 'Pinetrees' estate is this well presented, tastefully upgraded modern four bedroomed detached property with benefits to include gas central heating, uPVC double glazing, refitted kitchen with stainless steel built in appliances, refitted bathroom & en suite shower room and offers separate reception rooms, built in furniture to the master bedroom, off road parking for two cars, a converted garage that now provides an office and store (this could easily be restored to a garage if required) and well presented rear garden enjoying a southerly aspect. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen area, utility area, office, four bedrooms with en suite shower room to master, bathroom, front and rear gardens, a store and a double width driveway. PLEASE NOTE COMPLETION CANNOT TAKE PLACE UNTIL APRIL/MAY 2022**

Enter via part glazed composite front door to:

**Entrance Hall**

Stairs rising to first floor landing, laminate flooring, double radiator, doors to:

**Lounge**

15' 5" max. x 12' 6" (4.7m x 3.81m)

Window to front aspect, radiator, living flame gas fire with marble surround, T.V point, under stairs storage cupboard, further double radiator, coving to ceiling, arch to:

**Dining Room**

9' 7" x 8' 11" (2.92m x 2.72m)

French door to rear aspect, laminate flooring, radiator, coving to ceiling, door to:

**Kitchen**

9' 6" x 7' 4" (2.9m x 2.24m)(This measurement includes the area provided by the kitchen units)

Refitted 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, tiled splash backs, radiator, built in double oven, induction hob, extractor, fridge/freezer space, dishwasher, window to rear aspect, spotlights to ceiling.

**Utility Area**

7' 8" x 7' 2" (2.34m x 2.18m) This measurement includes the area provided by the kitchen units)

Comprising a range of base and eye level units providing work surfaces, laminate flooring, coving and spots to ceiling, cupboard housing wall mounted gas boiler serving domestic hot water and central heating systems, French door to rear aspect:

**Office**

10' 5" x 7' 11" (3.18m x 2.41m)

Laminate flooring, power and light connected, plumbing for washing machine, space for tumble dryer.

**First Floor Landing**

Two loft hatches, two storage cupboards, coving to ceiling, doors to:

**Bedroom One**

13' 9" max. into wardrobes x 9' 0" (4.19m x 2.74m)

Window to rear aspect, a range of built in wardrobes, bedside tables, dressing table and over head storage lockers, radiator, T.V point, coving to ceiling, door to:

**Ensuite Shower Room**

Refitted to comprise low flush W.C, vanity sink unit, shower cubicle, radiator, window to rear aspect, shaver point, extractor, coving to ceiling.

**Bedroom Two**

11' 4" x 9' 0" (3.45m x 2.74m)

Window to front aspect, radiator, coving to ceiling.

**Bedroom Three**

10' 7" max. x 7' 10" (3.23m x 2.39m)

Window to front aspect, radiator, coving to ceiling.

**Bedroom Four**

8' 0" x 6' 5" max. (2.44m x 1.96m)

Window to front aspect, radiator, built in cupboard, coving to ceiling.

**Bathroom**

Refitted to comprise low flush W.C, vanity sink unit, panelled bath with shower attachment, tiled splash backs, chrome towel rail, radiator, window to rear aspect, extractor, coving to ceiling.

**Outside**

Front - Mainly lawned with border stocked with shrubs, double width driveway providing off road parking for two cars leading to:

Brick Store - Measures 7' 11" x 6' 3". Up and over door, power and light connected.

Rear - Block paved patio, main lawn, wooden shed, borders stocked with bamboo, enclosed by wooden panelled fencing, outside tap, outside power, gated rear pedestrian access, garden enjoys a southerly aspect.

**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 (£1,819 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.**

