

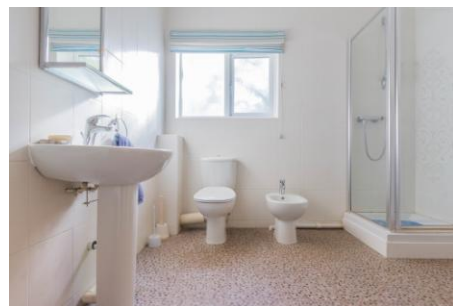
Addington Road Irthlingborough

richard james

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Total area: approx. 153.7 sq. metres (1654.6 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.



Addington Road Irthlingborough NN9 5UP Freehold Price £425,000

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



Set back from Addington Road via a private road is this deceptively spacious and individually designed and constructed two bed roomed detached bungalow featuring over 1600 square feet of accommodation with features to include under floor gas central heating, uPVC double glazing, integrated kitchen appliances and offers fitted wardrobes and en suite wet room to master bedroom and off road parking for numerous cars. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen/breakfast room, utility room, two bedrooms with en suite wet room to master, further shower room, front and rear gardens, double garage and a driveway. Please note the property is offered with no upward chain.

Enter via front door with side screen to:

Entrance Hall

Vinyl flooring, storage cupboard, telephone point, courtesy door to garage, coving and spotlights to ceiling, fitted double wardrobe with sliding doors, door to:

Lounge

18' 3" x 16' 5" (5.56m x 5m)

One window to front and two to side aspects, gas fire with feature surround, T.V. point, vinyl flooring, coving to ceiling.

Dining Room

13' 5" x 12' 9" (4.09m x 3.89m)

Window to side aspect, sliding door to rear aspect, vinyl flooring, coving and spotlights to ceiling.

Kitchen/Breakfast Room

15' 0" x 13' 5" (4.57m x 4.09m)(This measurement includes the area provided by the kitchen units)

Fitted to comprise two 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, built in stainless steel oven, microwave, gas hob, extractor, plumbing for washing machine, fridge/freezer space, tiled flooring, coving and spotlights to ceiling, window to rear aspect, door to:

Rear Porch

Composite door to side aspect, coving to ceiling, door to:

Utility Room

8' 6" x 5' 6" (2.59m x 1.68m)(This measurement includes the area provided by the kitchen units)

Fitted to comprise single drainer sink unit with cupboard under, eye level units, larder unit, plumbing for washing machine, tiled flooring, window to side aspect, coving to ceiling, extractor.

Bedroom One

22' 7" including wardrobe x 14' 2" max. (6.88m x 4.32m)

Window to rear aspect, a range of fitted wardrobes, vinyl flooring, T.V. point, coving to ceiling, door to:

Ensuite Wet Room

Fitted to comprise low flush W.C., pedestal wash hand basin, chrome shower, moulded flooring, chrome towel rail, window to rear aspect, fully tiled, extractor.

Bedroom Two

15' 8" x 12' 0" (4.78m x 3.66m)

Window to side aspect, vinyl flooring, coving to ceiling.

Shower Room

Fitted to comprise low flush W.C., pedestal wash hand basin, shower cubicle, bidet, extractor, tiled splash backs, cupboard housing water cylinder, chrome towel rail, window to front aspect.

Outside

Front - Main lawn and border stocked with flowers, bushes and mature trees, driveway providing off road parking for numerous cars, leading to:

Double Garage - Two electric remote controlled up and over doors, power and light connected, wall mounted gas boiler serving domestic hot water and central heating systems.

Rear - Paved patio, outside tap and power, main lawn, border stocked with bushes, wooden summerhouse, enclosed by wooden panelled fencing, gated pedestrian access to both sides. Garden enjoys a private aspect and backs and sides onto fields.

Material Information

This property Tenure is Freehold.

Energy Performance Rating

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

Council Tax

We understand the council tax is band F (£3,205 per annum. Charges for 2023/2024).

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

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.

