



Total area: approx. 804.1 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.

Merefields Irthlingborough NN9 5TF
Freehold Price £260,000

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.

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 Northants NN8 1BS
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Irthlingborough Office
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 74 High Street Rushden
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Situated off Finedon Road is this immaculate and recently refurbished Barratt built three bedroomed detached property featuring a beautifully presented garden enjoying a private aspect. Further benefits include gas radiator central heating, replacement uPVC double glazing, refitted kitchen with built in appliances, refitted bathroom, refitted en suite shower room and offers off road parking for two cars. The accommodation briefly comprises entrance porch, cloakroom, lounge, kitchen/dining room, three bedrooms with en suite shower room to master bedroom, bathroom, front and rear gardens and a driveway.

Enter via composite front door to:

Porch

Window to side aspect, radiator, doors to:

Cloakroom

Fitted to comprise low flush W.C., vanity sink with cupboard under, tiled splash backs, window to front aspect, radiator.

Lounge

17' 7" x 14' 6" max. (5.36m x 4.42m)

Window to front aspect, two radiators, stairs rising to first floor landing, T.V point, telephone point, coving to ceiling, door to:

Kitchen/Dining Room

14' 5" x 9' 0" (4.39m x 2.74m)(This measurement includes the area occupied by the kitchen units)

Refitted to comprise single drainer sink unit with cupboard under, a range of base and eye level units providing work surfaces, tiled splash backs, built in stainless steel oven, gas hob, extractor, window to rear aspect, radiator, under stairs storage cupboard, fridge/freezer space, plumbing for washing machine, French door to rear aspect.

First Floor Landing

Loft access, window to side aspect, airing cupboard housing wall mounted gas boiler serving domestic hot water and central heating systems, doors to:

Bedroom One

13' 4" x 8' 3" max. (4.06m x 2.51m)

Window to front aspect, radiator, coving to ceiling, door to:

Ensuite Shower Room

Refitted to comprise low flush W.C., vanity sink with cupboard under, shower cubicle, extractor fan, radiator, window to side aspect.

Bedroom Two

8' 6" x 8' 3" max. (2.59m x 2.51m)

Window to rear aspect, radiator, built in double wardrobe.

Bedroom Three

8' 8" x 5' 9" (2.64m x 1.75m)

Window to front aspect, radiator.

Bathroom

Refitted to comprise low flush W.C., vanity sink with cupboard under, panelled bath with shower attachment, tiled splash backs, window to rear aspect, shaver point, radiator, extractor fan.

Outside

Front - Mainly lawn with bushes, driveway providing off road parking for two cars.

Rear - Comprising paved patio, main lawn, mature tree, gravelled border stocked with bushes and shrubs, outside tap, wooden shed, gated side pedestrian access, enclosed by wooden panelled fencing and enjoys a high degree of privacy.

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 (£2,064 per annum. Charges for 2024/2025).

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.

