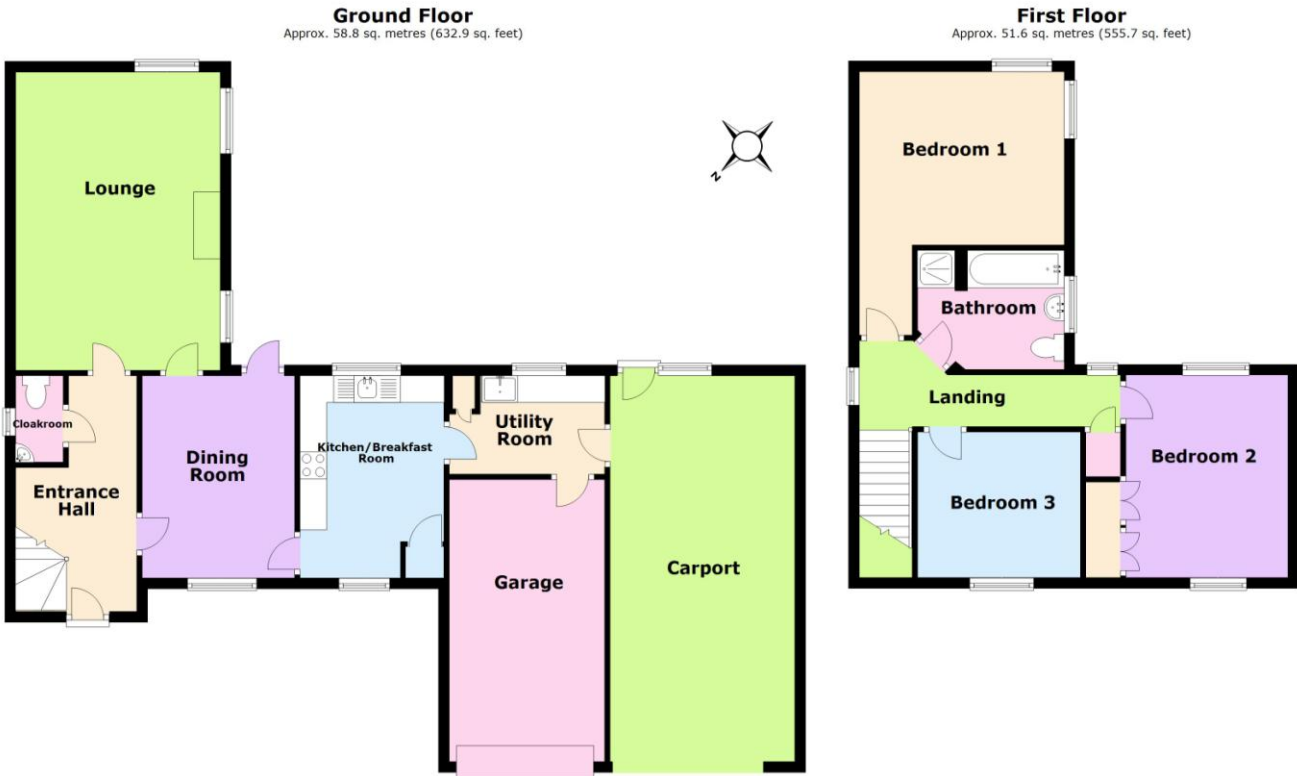


# Manor Drive Irthlingborough

richard james

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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.

## Manor Drive Irthlingborough NN9 5SL Freehold Price £375,000

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  
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01933 651010

**Rushden Office** ☐  
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480



**Situated in one of Irthlingborough's prime residential areas with spectacular views over the Nene Valley and offered to the market with no upward chain is this established three bedroomed detached property in need of some updating and redecoration however offers excellent potential for significant improvement. Benefits include gas radiator central heating with the property offering a 111ft rear garden, separate reception rooms, off road parking for approx. three cars with associated garage and separate carport. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen, utility room, three bedrooms, bathroom, front and rear gardens single garage, carport and a driveway.**

Enter via front door with side screen, to:

**Entrance Hall**

Stairs rising to first floor landing, radiator, doors to:

**Cloakroom**

Comprising low flush W.C., corner wash hand basin, tiled splash backs, window to side aspect.

**Lounge**

18' 2" x 12' 6" (5.54m x 3.81m)

Window to rear and side aspects, solid fuel stone effect fireplace, two radiators, coving to ceiling.

**Dining Room**

12' 5" x 9' 4" (3.78m x 2.84m)

Window to front and rear aspects, radiator, coving to ceiling, door to:

**Kitchen/Breakfast Room**

12' 5" x 8' 9" (3.78m x 2.67m)(This measurement includes the area occupied by the kitchen units)

Fitted to comprise stainless steel double drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, electric cooker point, window to front and rear aspects, radiator, door to:

**Utility Room**

9' 5" x 6' 0" (2.87m x 1.83m)

Fitted to comprise sink unit, tiled splash backs, work surface, plumbing for washing machine, dishwasher space, wall mounted gas boiler serving domestic hot water and central heating systems, storage cupboard, window to rear aspect, doors to carport and garage.

**First Floor Landing**

Airing cupboard housing water cylinder and shelving, loft access, window to side and rear aspects, doors to:



**Bedroom One**

16' 3" narrowing to 10' 7" x 12' 6" (4.95m x 3.81m)

Window to rear and side aspects, radiator, range of fitted wardrobes and dressing table, coving to ceiling.

**Bedroom Two**

12' 5" x 10' 9" (3.78m x 3.28m)

Window to front and rear aspects, radiator, vanity sink with cupboard under, range of built in wardrobes.

**Bedroom Three**

9' 4" x 9' 0" (2.84m x 2.74m)

Window to front aspect, radiator.

**Bathroom**

Fitted to comprise low flush W.C., pedestal wash hand basin, panelled bath with shower attachment, tiled splash backs, shower cubicle, radiator, window to side aspect, wall mounted electric heater.

**Outside**

Front - Mainly lawn with border stocked with bushes, enclosed by stone walling, driveway providing off road parking for approximately three cars, leading to:

Single Garage - Measuring 17' x 9' 6" Up and over door, power and light connected, plus a carport - measuring 23' 7" x 11' 2" with window and door to rear aspect leading to the rear garden.

Rear - Paved patio, side pedestrian access, main lawn with border stocked with shrubs, bushes and conifer, wooden summerhouse, potential vegetable plot, with superb views over the Nene Valley. Garden measures approx. 111ft from rear of kitchen.

**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 E (£2,712 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. 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.**

