



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.

Harrington Road Irthlingborough NN9 5GP
Freehold Price £300,000 Fixed Price

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 a corner plot is this very well presented three bed roomed detached property originally constructed by Bloor Homes situated within a popular estate off Finedon Road with benefits to include uPVC double glazing, gas radiator central heating, a wide range of built in kitchen appliances and offers solar water heating, fitted wardrobes to two bedrooms, three double bedrooms, off road parking and a recently landscaped rear garden. 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, single garage and a driveway.

Enter via part glazed front door to:

Entrance Hall

Stairs rising to first floor landing, radiator, tiled flooring, telephone point, window to front aspect, doors to:

Cloakroom

Comprising low flush W.C., vanity sink, tiled splash backs, towel rail, radiator, under stairs storage cupboard, extractor.

Lounge

17' 0" narrowing to 13' 7" x 11' 8" (5.18m x 3.56m)
Window to rear aspect, T.V. point, radiator.

Kitchen/Dining Room

23' 7" x 8' 0" (7.19m x 2.44m)(This measurement includes the area occupied by the kitchen units)

Dining Area

French door to rear aspect, radiator, tiled flooring.

Kitchen Area

Fitted to comprise inset one and a half bowl sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, built-in stainless steel double oven, gas hob, extractor, dish washer, washing machine, fridge/freezer, window to front aspect, spotlights to ceiling.

First Floor Landing

Loft access, cupboard housing water cylinder, doors to:

Bedroom One

14' 3" narrowing to 8' 8" x 11' 3" (4.34m x 3.43m)
Window to rear aspect, radiator, fitted triple wardrobe, T.V. point, door to:

Ensuite Shower Room

Refitted to comprise low flush W.C., vanity sink, double shower cubicle, shaver point, chrome towel rail, tiled flooring.

Bedroom Two

9' 9" x 9' 3" (2.97m x 2.82m)
Window to front aspect, radiator, fitted double wardrobe, T.V. point.

Bedroom Three

10' 8" x 8' 7" (3.25m x 2.62m)
Window to rear aspect, radiator.

Bathroom

Fitted to comprise low flush W.C., vanity sink, panelled bath with shower attachment, chrome towel rail, tiled splash backs, shaver point, spotlights to ceiling, extractor, window to front aspect, tiled flooring.

Outside

Front - Gravelled and enclosed by metal railings.

Rear - Driveway providing off road parking for one car, leading to:

Single Garage - Power and light connected, electric roller door, T.V. point.

Rear - Of landscaped design offering very low maintenance comprising paved patio, artificial lawn, gravel and sleeper steps down to gravelled seating area, courtesy door to garage, outside tap and power, enclosed by wooden panelled fencing and low brick walling.

Material Information The property Tenure is Freehold. We are advised that there is a maintenance charge of £200 per annum. These details should be checked by the purchaser's legal representative before entering a commitment to purchase.

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 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.

