



Total area: approx. 122.0 sq. metres (1312.7 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.

Addington Road Irthlingborough NN9 5ST

Freehold Price £400,000

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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27 Sheep Street Wellingborough
Northants NN8 1BS
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Irthlingborough Office
28 High Street Irthlingborough
Northants NN9 5TN
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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Rarely available is this mature three bedroomed detached bungalow situated upon a plot of approx. 0.24 acres featuring an extensive gated driveway providing off road parking for many vehicles including caravan or motor home with an attached double garage and further detached double garage/workshop. Further benefits include gas radiator central heating, uPVC double glazing, built in kitchen appliances, refitted bathroom and offers a 20ft loft room with additional shower room and fitted wardrobes to two bedrooms. The accommodation briefly comprises porch, entrance hall, lounge, conservatory, kitchen, three bedrooms, bathroom, separate W.C., rear porch, first floor landing, loft room, shower room, front and rear garden, double garage, further double garage/workshop and a driveway.

Enter via glazed front door to:

Porch

Further glazed door to:

Entrance Hall

Door to side aspect, dado rail, airing cupboard housing water cylinder and shelving, doors to:

Lounge

23' 0" x 9' 9" (7.01m x 2.97m)

Window to front aspect, French door to rear aspect, window to side aspect, two radiators, electric fire with feature surround, dado rail, telephone point.

Conservatory

13' max. x 8' 1" (3.96m x 2.46m)

Of brick and uPVC construction, perspex roof, tiled flooring, French door to side aspect leading to garden.

Kitchen

14' 8" max. x 8' 1" (4.47m x 2.46m)(This measurement includes the area occupied by the kitchen units)

Fitted 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, built-in oven/grill gas hob, extractor, plumbing for washing machine, fridge space, freezer space, serving hatch, floor mounted gas boiler serving domestic hot water and central heating systems, three windows and door to rear aspect.

Bedroom One

11' 0" x 9' 3" (3.35m x 2.82m)

Window to front aspect, radiator, range of fitted wardrobes and dresser with storage lockers over.

Bedroom Two

10' 9" x 8' 9" (3.28m x 2.67m)

Window to front aspect, radiator, T.V. point, picture rail.

Bedroom Three

10' 9" x 6' 9" (3.28m x 2.06m)

Window to front aspect, radiator, picture rail, fitted wardrobe and dresser with storage lockers over.

Bathroom

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

Separate W.C.

Fitted to comprise low flush W.C., pedestal wash hand basin, bidet, tiled splash backs, radiator, picture rail, window to rear aspect.

Side Porch

Radiator, laminate flooring, door to side aspect, stairs rising to landing, doors to:

Loft Room

20' 1" x 10' 8" (6.12m x 3.25m)

Two skylights to rear aspect, power and light connected, spotlights to ceiling, fitted bar.

Shower Room

Fitted to comprise low flush W.C., pedestal wash hand basin, shower cubicle, tiled splash backs, radiator, skylight to side aspect.

Outside

Front - Mainly lawn with borders stocked with a variety of flowers, shrubs and bushes, raised beds, enclosed by stone walling, double metal gate leading to block paved driveway, side pedestrian gated access to rear, outside tap.

Rear - Block paved patio, brick barbeque, enclosed by dwarf walling, outside tap, generous sized main lawn, gated rear pedestrian access, greenhouse, enclosed by wooden panelled fencing, extensive block paved driveway providing off road parking for many vehicles including caravans or motorhomes, leading to:

Double Garage - Measuring 18' 8" x 16' 7" Up and over door, wall mounted wash hand basin, water tap. Please note-garage door is due to be replaced with an electric door.

Double Garage Workshop - Measuring 18' 1" x 16' 2" Two up and over doors, power and light connected.

Energy Performance Rating

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

Council Tax

We understand the council tax is band D (£2,219 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

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.

