



Total area: approx. 1034.3 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.

Wardens Lane Irthlingborough NN9 5GT Freehold Price £265,000

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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74 High Street Rushden
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Originally constructed by Bloor Homes and situated in a cul de sac is this beautifully presented and extended three/four bedroomed semi detached property featuring improvements to include a converted former garage and a single storey extension to the rear to feature a 21ft kitchen/family room and games room/bedroom four. Further benefits include integrated kitchen appliances, uPVC double glazing, gas radiator central heating and offers solar water heating, fitted wardrobes to two bedrooms, and off road parking for two cars. The accommodation briefly comprises entrance hall, lounge, kitchen/dining/family room, utility area, cloakroom, bedroom four/games room, landing, three further bedrooms with en suite shower room to master, bathroom, front and rear gardens and a driveway.

Enter via part glazed front door to:

Entrance Hall

Stairs rising to first floor landing, radiator, Amtico laminate flooring, door to:

Lounge

14' 3" x 12' 0" (4.34m x 3.66m)

Window to front aspect, Amtico laminate flooring, radiator, under stairs storage cupboard, T.V. point, telephone point.

Kitchen/Dining/Family Room

21' 8" x 11' 9" (6.6m x 3.58m) (This measurement includes the area occupied by the kitchen units)

Kitchen Area

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, built-in stainless steel oven, gas hob, extractor, fridge/freezer, dishwasher space, tiled flooring, radiator.

Family Area

French door with side screens to rear aspect, door to side aspect, tiled flooring, spotlights and skylight to ceiling.

Utility Area

Fitted to comprise work surface, concealed wall mounted gas boiler serving domestic hot water and central heating systems, plumbing for washing machine, tiled flooring, door to:

Cloakroom

Comprising low flush W.C., wall mounted wash hand basin, tiled splash backs, radiator, tiled flooring, extractor.

Games Room/Bedroom Four

16' 4" x 7' 8" (4.98m x 2.34m)

Window to front aspect, wall mounted electric heater, laminate flooring.

First Floor Landing

Loft access, cupboard housing water cylinder, further storage cupboard, doors to:

Bedroom One

10' 7" plus wardrobe x 8' 7" (3.23m x 2.62m)

Window to front aspect, radiator, fitted double wardrobe, door to:

Ensuite Shower Room

Room comprising low flush W.C., pedestal wash hand basin, double shower cubicle, tiled splash backs, chrome towel rail, shaver point, spotlights to ceiling, extractor.

Bedroom Two

12' 2" max. plus wardrobe x 8' 7" (3.71m x 2.62m)

Window to rear aspect, radiator, fitted double wardrobe.

Bedroom Three

7' 6" x 6' 3" (2.29m x 1.91m)

Window to rear aspect, radiator.

Bathroom

Fitted to comprise low flush W.C., wall mounted wash hand basin, panelled bath with chrome shower attachment, tiled splash backs, chrome towel rail, shaver point, fully tiled walls, window to front aspect.

Outside

Front - Laid with bark and bushes, off road parking for two cars.

Rear - Main lawn, wooden deck, bushes, enclosed by wooden panelled fencing.

Material Information

The property Tenure is Freehold. There is a maintenance charge of £230 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.

