



Total area: approx. 1250.5 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.

Harrington Road Irthlingborough NN9 5GP
Freehold Price £350,000

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
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Northants NN9 5TN
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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Offered with no upward chain and originally constructed by Bloor Homes is this modern four bed roomed detached property situated opposite a local green featuring a double garage with off road parking for two cars. Further benefits include gas radiator central heating, uPVC double glazing, integrated kitchen appliances, solar water heating, built in wardrobes to the master bedroom and offers an open plan kitchen/dining room with island, separate study and garden room. The accommodation briefly comprises entrance hall, cloakroom, lounge, garden room, study, kitchen/dining room, four bedrooms with en suite shower room to master, family bathroom, front and rear gardens, double garage and a driveway.

Enter via part glazed front door to:

Entrance Hall

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

Cloakroom

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

Lounge

13' 6" x 12' 2" (4.11m x 3.71m)

Window to side aspect, radiator, T.V. point, telephone point, laminate flooring, through to:

Garden Room

11' 1" x 9' 3" (3.38m x 2.82m)

Window to rear aspect, laminate flooring, French door to side aspect, radiator, T.V. point.

Study

11' 2" x 6' 0" (3.4m x 1.83m)

Window to front and side aspects, radiator, laminate flooring.

Kitchen/Dining Room

19' 8" x 11' 1" (5.99m x 3.38m)(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, built-in stainless double-oven, gas hob, extractor, glass splash back, fridge/freezer, island and additional drawers and cupboards, dishwasher space, wine rack, window to front aspect, window and part glazed door to rear aspect, two radiators.

Utility Area

Fitted to comprise work surface, eye level units, concealed wall mounted gas boiler serving domestic hot water and central heating systems, plumbing for washing machine, space for tumble dryer.

First Floor Landing

Window to rear aspect, loft access, cupboard housing water cylinder, radiator, doors to:

Bedroom One

11' 4" narrowing to 10' 8" x 10' 10" max. (3.45m x 3.3m)

Window to front aspect, radiator, door to:

Ensuite Shower Room

Fitted to comprise low flush W.C., wall mounted wash hand basin, double shower cubicle, chrome towel rail/radiator, spot lights to ceiling, shaver point, wall mounted mirror, fully tiled walls, tiled flooring, extractor.

Bedroom Two

11' 3" x 9' 5" (3.43m x 2.87m)

Window to side aspect, radiator.

Bedroom Three

10' 0" x 8' 2" (3.05m x 2.49m)

Window to front aspect, radiator.

Bedroom Four

10' 0" x 6' 11" (3.05m x 2.11m)

Window to front aspect, radiator.

Bathroom

Fitted to comprise low flush W.C., wall mounted wash hand basin, panelled bath with shower attachment, towel rail/radiator, window to rear aspect, shaver point, wall mounted mirror, spot lights to ceiling, fully tiled walls, tiled flooring.

Outside

Front - Gravelled and enclosed by metal railings, double width driveway providing off road parking for two cars, leading to:

Double Garage - 17' 5" x 17' 4"

Two up and over doors, power and light connected.

Rear - Paved patio, outside tap main lawn, gated side pedestrian access, enclosed by brick walling and wooden panelled fencing, steps up to dwarf walling, courtesy door to garage, raised brick border stocked with bushes and shrubs. Garden enjoys a southerly aspect.

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 E (£2,838 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.

