



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.



## Alington Close Finedon NN9 5DF Freehold 'Offers in excess of' £190,000

**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



**Offered with no upward chain is this established two bed roomed semi detached property situated in a cul de sac off Thrapston Road with benefits to include gas radiator central heating, uPVC double glazing, modern shower room and offers low maintenance rear garden and a single garage. The accommodation briefly comprises porch area, lounge, kitchen/dining room, two bedrooms, shower room, front and rear gardens and a single garage.**

#### **Porch Area**

To:

#### **Lounge Area**

14' 3" x 14' 0" (4.34m x 4.27m)

Stairs rising to first floor landing, window to front aspect, radiator, laminate flooring, gas fire with feature surround, door to:

#### **Kitchen/Dining Room**

14' 0" x 7' 8" (4.27m x 2.34m) (This measurement includes the area occupied by the kitchen units)

Fitted to comprise stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, built-in oven, gas hob, extractor, fridge/freezer space, plumbing for washing machine, wall mounted gas boiler serving domestic hot water and central heating systems, radiator, window and door to rear aspect.

#### **First Floor Landing**

Loft access, doors to:

#### **Bedroom One**

8' 9" plus wardrobe x 8' 7" (2.67m x 2.62m)

Window to front aspect, radiator, laminate flooring, range of fitted wardrobes and storage lockers, further storage cupboard.

#### **Bedroom Two**

9' 8" x 9' 1" (2.95m x 2.77m)

Window to rear aspect, radiator, laminate flooring.

#### **Shower Room**

Fitted to comprise low flush W.C., pedestal wash hand basin, single shower cubicle, heated towel rail, tiled splash backs, spotlights to ceiling.

#### **Outside**

Front - Paved patio, main lawn, border stocked with flowers.

Single Garage - Up and over door, power and light connected.

Rear - Paved patio, gated side pedestrian access, steps up to artificial lawn with gravel border, two wooden sheds, outside tap, enclosed by wooden panelled fencing.

#### **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 B (£1,744 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](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.**

