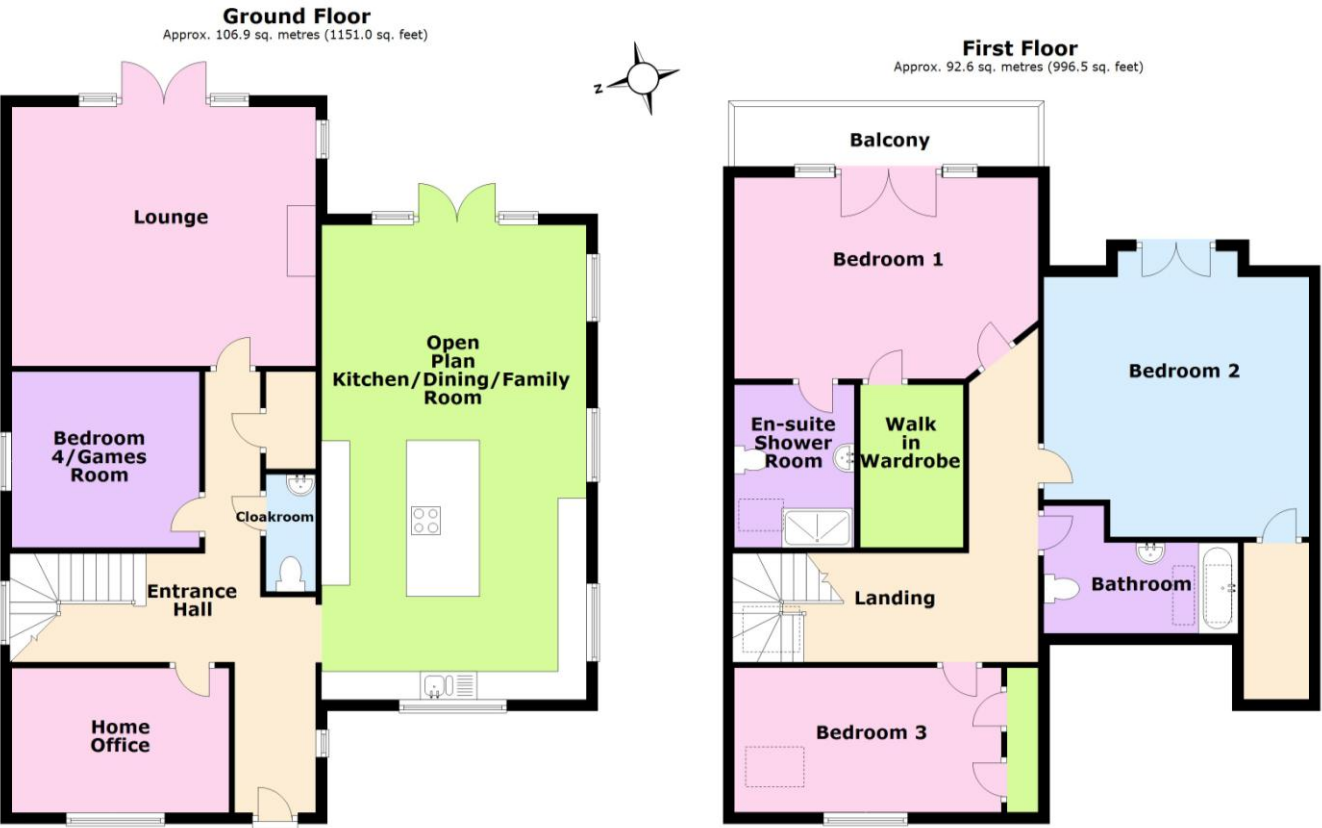


# Manor Drive Irthlingborough

richard james

www.richardjames.net



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.

Manor Drive Irthlingborough NN9 5SL  
Freehold 'Offers in excess of' £500,000

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 surveyors 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





Offered with no upward chain and situated in one of Irthlingborough's prime residential areas with Stanwick Country Park and Rushden Lakes Shopping Centre located nearby and offering amazing views over Nene Valley this individually designed and constructed four bedroomed detached residence offers approx. 2150 square feet of living space Benefits include integrated kitchen appliances with island, gas central heating (underfloor downstairs), uPVC double glazing and offers off road parking for many vehicles and potential garage space subject to planning. The accommodation briefly comprises entrance hall, cloakroom, lounge, home office, open plan kitchen/dining/family room, bedroom four/games room, landing, three further bedrooms with en suite shower room and walk in wardrobe to master bedroom, family bathroom, rear garden and a driveway.

Enter via composite front door to:

Entrance Hall

Stairs rising to first floor landing, laminate flooring, under stairs storage cupboard, spotlights to ceiling, walk-in storage cupboard, underfloor heating, window to side aspect, doors to:

Cloakroom

Comprising low flush W.C., vanity sink with cupboard under, tiled flooring, spotlights to ceiling, extractor.

Lounge

17' 6" x 15' 0" (5.33m x 4.57m)  
French door with side screens to rear aspect, high quality vinyl flooring, spotlights to ceiling, underfloor heating, window to side aspect.

Bedroom Four/ Games Room

11' 0" x 10' 6" (3.35m x 3.2m)  
Window to side aspect, laminate flooring, spotlights to ceiling, underfloor heating.

Home Office

12' 3" x 8' 3" (3.73m x 2.51m)  
Window to front aspect, laminate flooring, spotlights to ceiling, wall mounted gas boiler serving domestic hot water and central heating systems, underfloor heating.

Kitchen/Family/Dining Room

27' 4" x 15' 3" (8.33m x 4.65m)(This measurement includes the area occupied by the kitchen units)

Kitchen Area

Fitted to comprise one and a half bowl stainless steel and glass single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, built-in double oven, fridge/freezer, dishwasher, washing machine, electric hob, extractor, windows to front and side aspects, island breakfast bar with further storage and shelving, high quality vinyl flooring, underfloor heating.



Family Area

French door with side screens to rear aspect, window to side aspect, underfloor heating, high quality vinyl flooring, spotlights to ceiling.

First Floor Landing

Spotlights to ceiling, radiator, skylight to side aspect.

Bedroom One

17' 6" x 12' 1" (5.33m x 3.68m)  
French door with side screens to rear aspect, to balcony featuring superb views over Nene Valley, two radiators.

Walk-In Wardrobe/Dressing Room

9' 8" x 6' 5" (2.95m x 1.96m)  
Laminate flooring, spotlights to ceiling.

Ensuite Shower Room

9' 8" x 6' 6" (2.95m x 1.98m)  
Fitted to comprise low flush W.C., pedestal wash hand basin, double shower cubicle, radiator, extractor, spotlights to ceiling, skylight to side aspect.

Bedroom Two

16' 0" max. x 15' 3" (4.88m x 4.65m)  
French door to rear aspect, radiator, spotlights to ceiling, walk-in wardrobe.

Bedroom Three

15' 1" x 8' 6" (4.6m x 2.59m)  
Window to front aspect, skylight to side aspect, two built-in wardrobes, spotlights to ceiling.

Bathroom

11' 4" x 9' 6" narrowing to 7' 4" (3.45m x 2.9m)  
Fitted to comprise low flush W.C., pedestal wash hand basin, panelled bath with shower over, two skylights to front aspect, chrome towel rail, eaves storage, spotlights to ceiling, extractor.



Outside

Front - Extensive gravel driveway providing off road parking for numerous cars extending to the side leading to potential garage space subject to planning.

Rear Garden - Laid to lawn with mature tree, two raised wooden decked areas with steps down to garden, superb views over Nene Valley, enclosed by wooden fencing.

Energy Performance Rating

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

Council Tax

We understand the council tax is band F (£3,354 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.**

