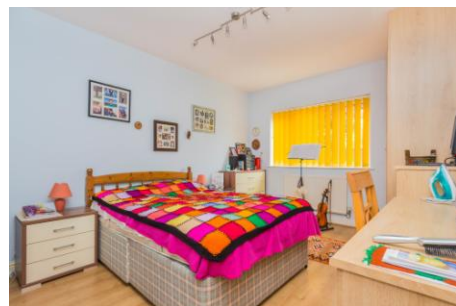


Gates Close Irthlingborough

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.

Gates Close Irthlingborough NN9 5EF Freehold Price £450,000

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.

Wellingborough Office
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

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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Situated in a small cul de sac off Finedon Road is this modern and very well presented three bed roomed detached bungalow offering deceptively spacious accommodation with features to include an imposing reclaimed brick fireplace, off road parking for up to four cars, a matured private garden with 17ft brick/uPVC conservatory and a double garage. The property also enjoys upgrades carried out in 2021 to include a refitted kitchen with a wide range of integrated appliances, refitted en suite shower room, refitted bathroom and replaced glass conservatory roof. Further benefits include gas radiator central heating, uPVC double glazing, fitted wardrobes to all bedrooms and offers separate reception rooms and three double bedrooms. The accommodation briefly comprises porch, entrance hall, lounge, dining room, conservatory, kitchen/breakfast room, three bedrooms with en suite shower room to master, bathroom, rear garden, double garage and a driveway.

Enter via front door with side screen to:

Porch

Further door to:

Entrance Hall

Loft access, radiator, cupboard housing shelving and wall mounted gas boiler serving domestic hot water and central heating systems, telephone point, doors to:

Lounge

16' 5" x 15' 2" (5m x 4.62m)

Two French doors to rear aspect, imposing reclaimed brick feature fireplace, raised hearth, T.V. point, laminate flooring, radiator, window to side aspect, to:

Conservatory

17' 1" x 9' 1" (5.21m x 2.77m)

Of brick and uPVC construction, glass roof, tiled flooring, two doors to garden.

Dining Room

12' 7" x 10' 2" (3.84m x 3.1m)

Window to side aspect, laminate flooring, radiator, spotlights to ceiling.

Kitchen/Breakfast Room

17' 8" x 10' 6" (5.38m x 3.2m)(This measurement includes area occupied by kitchen units)

Refitted 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 double oven, electric hob, extractor, fridge/freezer, tiled flooring, window to front and side aspects, dishwasher, space for washing machine and tumble dryer, radiator, spotlights to ceiling, door to rear aspect, door to garage.

Bedroom One

13' 11" x 12' 0" (4.24m x 3.66m)

Window to rear aspect, radiator, laminate flooring, fitted wardrobes and bedside table, door to:



Ensuite Shower Room

Refitted to comprise low flush W.C., vanity sink unit with cupboard under, oversized shower cubicle, tiled splash backs, tiled flooring, chrome towel rail, extractor, spotlights to ceiling.

Bedroom Two

14' 9" x 10' 4" (4.5m x 3.15m)

Window to rear aspect, radiator, laminate flooring, fitted wardrobes, dressing table and chest of drawers.

Bedroom Three

15' 6" including bay x 10' 2" (4.72m x 3.1m)

Bay window to front aspect, laminate flooring, radiator, fitted wardrobes and fitted desk to bay window.

Bathroom

Refitted to comprise low flush W.C., vanity sink with cupboard under, panelled bath with chrome shower over, chrome towel rail, tiled splash backs, tiled flooring, window to front aspect, extractor, spotlights to ceiling.

Outside

Front - Block paved driveway providing off road parking for up to four cars, leading to:

Double Garage measuring 17' 7" x 16' 1" Remote controlled roller door, sink unit with cupboard under, loft access.

Rear - Paved patio, outside tap, artificial main lawn, border stocked with a wide variety of flowers, shrubs and bushes, gated side pedestrian access, further workshop/shed measuring 10' 7" x 8' 7" approximately with power and light connected, mainly enclosed by wooden panelled fencing. The garden enjoys a high degree of privacy.

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.

