



Total area: approx. 1227.2 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.

## Wellingborough Road Irthlingborough NN9 5RF Freehold Price £285,000

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  
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**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480





**A generously sized mature four bed roomed semi detached property offered with no upward chain with benefits to include radiator central heating, uPVC double glazing, refitted ground bathroom and offers off road parking to the front with EV charger point, gated secure parking to the rear, low maintenance gardens, three reception rooms and a significant outbuilding housing a home office, playroom and gym. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen/breakfast room, rear lobby, TV room, down stairs bathroom, landing, four bedrooms, bathroom, front and rear gardens, outbuilding and a driveway.**

Enter via composite stable door to:

**Entrance Hall**

Stairs rising to first floor landing, window to side aspect, radiator, under stairs storage cupboard, doors to:

**Lounge**

12' 0" x 10' 8" (3.66m x 3.25m)

Window to front aspect, radiator, solid fuel fireplace with tiled surround, picture rail.

**Dining Room**

11' 9" x 10' 0" (3.58m x 3.05m)

Window to front aspect, solid fuel fireplace with tiled surround, radiator, picture rail.

**Kitchen/Breakfast Room**

16' 4" x 16' 2" max. (4.98m x 4.93m)(This measurement includes area occupied by kitchen unit)

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, electric cooker space, plumbing for washing machine, plumbing for dishwasher, concealed wall mounted gas boiler serving domestic hot water and central heating systems, fridge/freezer space, extractor, chrome towel rail, window and door to side aspect, window to rear aspect, further door to side aspect, to:

**Rear Lobby**

Door to side aspect, water tap, further French door to rear aspect, to:

**T.V. Room**

16' 5" x 7' 6" (5m x 2.29m)

Window to rear aspect, radiator, panelled walling, coving to ceiling, door to:

**Downstairs Bathroom**

Refitted to comprise low flush W.C., pedestal wash hand basin, corner bath, panelled walling, coving to ceiling, chrome towel rail, window to rear aspect.



**First Floor Landing**

Loft access, radiator, storage cupboard, doors to:

**Bedroom One**

12' 0" x 10' 1" (3.66m x 3.07m)

Window to front aspect, radiator, character fireplace.

**Bedroom Two**

10' 2" x 10' 0" (3.1m x 3.05m)

Window to rear aspect, radiator.

**Bedroom Three**

10' 8" x 6' 2" (3.25m x 1.88m)

Window to front aspect, radiator.

**Bedroom Four**

10' 9" narrowing to 6' 6" x 5' 7" (3.28m x 1.7m)

Window to rear aspect, radiator.

**Bathroom**

Fitted to comprise low flush W.C., vanity sink with cupboard under, panelled bath with shower attachment and shower over, panelled walling, towel rail, window to rear aspect.

**Outside**

Front - Paved and gravelled, outside power, electric charger point, off road parking for one car.

Rear - Patio area with artificial lawn, wooden steps up to wooden deck and artificial turf, large gravelled area providing off road parking for approximately three cars via double wooden gates to side, garden enclosed by brick walling and wooden panelled fencing, outbuilding consisting of:

**Home Office - 10' 2" x 8' 8"**

Window to front and side aspects, panelled walling and coving to ceiling.

**Play Room 14' 6" x 10' 2"**

Window to both side aspects, storage, shelving, door to:



**Gym - 17' x 10' 2"**

Window to both sides and window to rear aspect, power and light connected.

Side - Covered side passage with front door leading to kitchen.

**Energy Performance Rating**

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

**Council Tax**

We understand the council tax is band B (£1,806 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.**

