



Total area: approx. 152.2 sq. metres (1638.4 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.

Gates Close Irthlingborough NN9 5EF

Freehold Price £530,000

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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Offered with no upward chain is this very well presented executive four bed roomed detached property situated in a small cul de sac development off Finedon Road with features to include a recently extended and refitted kitchen/breakfast room to include quartz worktops and a wide range of integrated appliances. Further benefits include gas radiator central heating, uPVC double glazing, refitted composite front door, Karndean flooring and offers off road parking for up to four cars, landscaped gardens, four double bedrooms, a four piece family bathroom and a lovely galleried landing. The accommodation briefly comprises entrance hall, cloakroom, lounge, playroom, study, kitchen/breakfast room, utility 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 composite front door with side screens to:

Entrance Hall

Stairs rising to first floor landing, double doors through to lounge, radiator, wooden flooring, telephone point, cloaks cupboard, doors to:

Cloakroom

Comprising low flush W.C., wall mounted wash hand basin, tiled splash backs, radiator, window to side aspect.

Play Room

12' 8" max. into bay x 11' 3" (3.86m x 3.43m)
Bay window to front and side aspects, radiator, coving to ceiling.

Lounge

16' 4" x 15' 4" (4.98m x 4.67m)
Two French doors to rear aspect, solid fuel stone effect fireplace with gas fire point, telephone point, T.V. point, coving to ceiling.

Study

7' 7" x 7' 5" (2.31m x 2.26m)
Window to front aspect, radiator, T.V. point.

Kitchen/Breakfast Room

21' 0" max. narrowing to 15' 2" x 15' 0" (6.4m x 4.57m)(This measurement includes area occupied by kitchen units)
Refitted in Pebble Grey & China Blue contrasting units to comprise inset one and a half bowl ceramic sink unit with cupboard under, a range of eye and base level units providing quartz work surfaces and upstands, built in appliances comprising fridge/freezer, dishwasher, extractor, range cooker space, electric or gas, island with quartz worktop with storage under, island breakfast bar with wine rack and storage under, wine fridge, French door and window to rear aspect, Herringbone style Karndean flooring, under stairs storage cupboard, telephone point, T.V. point, contemporary radiator, spotlights to ceiling, through to:

Utility Room

7' 7" max. x 5' 1" (2.31m x 1.55m)(This measurement includes area occupied by kitchen units)
Refitted to comprise inset composite sink unit with cupboard under, Herringbone style Karndean flooring, door to side aspect, built-in washing machine, concealed wall mounted gas boiler serving domestic hot water and central heating systems, radiator.

First Floor Landing

Gallery style landing with window to front aspect, radiator, loft access, doors to:

Bedroom One

12' 1" x 11' 5" (3.68m x 3.48m)
Juliet style balcony with French doors and two windows to rear aspect, built-in fitted triple wardrobe with sliding mirrored doors, radiator, T.V. point, door to:

Ensuite Shower Room

Refitted suite to comprise low flush W.C., vanity sink with cupboard under, oversized shower cubicle, radiator with towel rail, further storage cupboards, tiled splash backs, spotlights to ceiling, window to rear aspect, Herringbone style LVT vinyl flooring, extractor.

Bedroom Two

11' 4" x 11' 3" (3.45m x 3.43m)
Window to rear aspect, radiator.

Bedroom Three

11' 4" x 11' 4" (3.45m x 3.45m)
Window to front aspect, radiator.

Bedroom Four

13' 1" max. into bay x 11' 5" (3.99m x 3.48m)
Bay window to front aspect, radiator.

Bathroom

Four piece suite comprising low flush W.C., pedestal wash hand basin, panelled bath, tiled splash backs, double shower cubicle with chrome shower over, towel rail, window to side aspect, extractor.

Outside

Front - Mainly porcelain tiled, enclosed by dwarf walling, steps up to block paved driveway providing off road parking for up to four cars, leading to:

Double Detached Garage - 16' x 15' 8"
Remote controlled roller door. Power and light connected.

Rear - Comprising extensive porcelain tiled patio, main lawn, raised wooden two tier deck with borders stocked with slate chippings, further border stocked with a variety of flowers, shrubs and bushes, further side garden comprising artificial lawn, water tap, gated side pedestrian access, courtesy door to garage, garden is enclosed by wooden fencing.

Side - Artificial turf, enclosed by brick walling/wooden 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 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

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.

