



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.

## Lime Street Irthlingborough NN9 5SH Freehold Price £275,000

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  
01933 651010

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





**A rare opportunity to purchase this beautiful two bedroomed end of terraced stone cottage situated in one of Irthlingborough most sought after residential locations with features to include a well presented and generous sized rear garden enjoying a southerly aspect, off road parking for two cars and a stone/brick garage, home office and workshop. Further benefits include majority uPVC double glazing, gas radiator central heating, built in kitchen appliances and offers separate reception rooms, two double bedrooms and lots of character features! The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, conservatory, landing, two bedrooms, bathroom, front and rear gardens, single garage, driveway, home office and a workshop.**

Enter via wooden front door to:

#### Entrance Hall

Window to front aspect, stairs rising to first floor landing, radiator, under stairs storage cupboard, tiled flooring, door to:

#### Lounge

14' 1" x 13' 5" (4.29m x 4.09m)

Window to front aspect, radiator, T.V. point, telephone point, fireplace with wooden and tiled surround, raised hearth, French doors to rear aspect, dado rail, coving to ceiling.

#### Dining Room

13' 3" x 10' 1" (4.04m x 3.07m)

Two windows to side aspect, laminate flooring, radiator, fireplace with wooden and tiled surround, raised hearth, dado rail, beams to ceiling, part glazed door to:

#### Kitchen

10' 1" x 6' 1" (3.07m x 1.85m)(This measurement includes area occupied by kitchen units)

Fitted to comprise inset ceramic one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, built-in stainless steel oven, gas hob, extractor, window to rear aspect, spotlights to ceiling, tiled flooring, slimline dishwasher space, fridge space, window to side aspect, door to:

#### Conservatory

16' 5" x 6' 6" (5m x 1.98m)

Of stone and uPVC construction, perspex roof, radiator, tiled flooring, power connected, wall light point.

#### First Floor Landing

Loft access, doors to:

#### Bedroom One

16' 3" narrowing to 12' x 14' 1" (4.95m x 4.29m)

Window to front aspect, radiator, character fireplace, storage cupboard.

#### Bedroom Two

13' 3" x 10' 1" (4.04m x 3.07m)

Window to rear aspect, radiator, character fireplace, wall mounted gas boiler serving domestic hot water and central heating systems.

#### Bathroom

Fitted to comprise low flush W.C., pedestal wash hand basin, panelled bath with shower over, tiled splash backs, window to front aspect, radiator, storage cupboard.

#### Outside

Front - Small lawned front garden, to the side paved driveway providing off road parking for approximately two cars with double metal gates leading to:

Single Garage - Measuring 16' 5" x 8' 2"

Wooden double door, power and light connected, sliding door through to:

Home Office - Measuring 8' 7" narrowing to 7' x 7' 3"

Power and light connected.

Rear - Gated shared pedestrian access, further steps up to rear garden, covered canopy, wooden pergola with vine, paved patio, main lawn with borders stocked with a wide variety of flowers and bushes, enclosed by mainly wooden panelled fencing, further gate through to potential vegetable plot which is in need of some cultivation. Rear garden measures approximately 63ft from the back of the garage.

Outside W.C.

Low flush W.C., wash hand basin.

Workshop - Measuring 10' 9" x 8' 1"

Power and light connected, window to front and side aspects, two storage cupboards.

#### Energy Performance Rating

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

#### Council Tax

We understand the council tax is band C (£2,064 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.**

