



Total area: approx. 110.7 sq. metres (1191.7 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.

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.

## Marriott Close Irthlingborough NN9 5RB Freehold Price £300,000

**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 a cul de sac within the popular 'Pinetree's' estate is this four bed roomed detached property featuring a generous sized conservatory to the rear. Further benefits include gas radiator central heating, uPVC double glazing, solar panels and offers off road parking and an integral garage which is currently partitioned into a utility area and separate store. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen, conservatory, four bedrooms with en suite to master, front and rear gardens, a single garage (currently partitioned) and driveway.**

Enter via part glazed front door to:

#### Entrance Hall

Stairs rising to first floor landing, vinyl flooring, radiator, coving to ceiling, door to garage/utility room.

#### Cloakroom

Comprising low flush W.C., wall mounted wash hand basin, extractor, radiator, tiled flooring, fully tiled walls.

#### Lounge

14' 10" x 10' 7" (4.52m x 3.23m)

Window to front aspect, vinyl flooring, radiator, coving to ceiling, solid fuel fireplace with brick surround and raised hearth, T.V. and internet points, through to:

#### Dining Room

11' 9" x 8' 8" (3.58m x 2.64m)

Vinyl flooring, radiator, coving to ceiling, sliding door to rear leading to:

#### Conservatory

13' 5" x 10' 6" (4.09m x 3.2m)

Of uPVC/brick construction, French door to rear aspect, tiled flooring, two radiators.

#### Kitchen

11' 3" x 8' 7" (3.43m x 2.62m) (This measurement includes area occupied by kitchen units)

Fitted to comprise stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, built-in oven and hob, extractor, built in dishwasher, fridge space, tiled flooring, radiator, coving to ceiling, window to rear aspect, door to side aspect, under stairs storage cupboard.

#### First Floor Landing

Window to side aspect, coving to ceiling, loft access, airing cupboard housing water cylinder, doors to:

#### Master Bedroom

12' 4" max. x 12' 2" (3.76m x 3.71m)

Window to front aspect, vinyl flooring, radiator, coving to ceiling, built-in wardrobes with sliding doors, internet point, door to:

#### Ensuite Shower Room

9' 3" max. x 4' 2" (2.82m x 1.27m)

Fitted to comprise low flush W.C., vanity sink unit with cupboard under, tiled splash backs, shower cubicle, window to side aspect, radiator, laminate flooring, extractor.

#### Bedroom Two

11' 2" x 8' 8" (3.4m x 2.64m)

Window to front aspect, vinyl flooring, radiator, coving to ceiling.

#### Bedroom Three

12' 4" max. x 8' 9" (3.76m x 2.67m)

Window to rear aspect, bespoke fitted wardrobe and dressing table, radiator, coving to ceiling.

#### Bedroom Four

8' 9" x 7' 4" (2.67m x 2.24m)

Window to rear aspect, radiator, coving to ceiling.

#### Bathroom

7' 1" x 6' 0" max. (2.16m x 1.83m)

Fitted to comprise low flush W.C., pedestal wash hand basin, panelled bath with shower attachment, part tiled/part panelled walling, extractor, laminate flooring, two windows to rear aspect.

#### Outside

Front - Lawn with tree, side pedestrian access, outside light, block paved driveway providing off road parking, leading to:

Single Garage (Partitioned and currently being used as utility room/separate store) - Up and over door.

Utility Room - measuring 9' 6" x 8' 4" (2.9m x 2.54m)

Comprising stainless steel single drainer sink unit, base level units providing work surfaces, space for fridge/freezer, washing machine and tumble dryer, consumer unit, light connected, wall mounted gas boiler serving domestic hot water and central heating systems.

Rear - Paved patio, steps down to main lawn, outside tap, outside light, wooden shed, enclosed by wooden panelled fencing, brick walling and conifers. The garden enjoys a private aspect.

#### 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 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.**

