



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.

Dairy Way Irthlingborough NN9 5TH Freehold Price £350,000

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 to the market in excellent order is this Persimmon built detached ex-show home situated in a popular cul de sac on the southern outskirts of Irthlingborough. Benefits include gas radiator central heating, uPVC double glazing, built in stainless steel appliances and offers built in wardrobes to the master bedroom, off road parking for two cars, a garden home office/gym (partitioned garage) and low maintenance landscaped gardens. The accommodation briefly comprises entrance hall, cloakroom, lounge, conservatory, kitchen/dining room, utility room, four bedrooms with en suite shower room to master, family bathroom, front and rear gardens, single garage (currently partitioned and used as a gym) and a driveway.

Enter via front door to:

Entrance Hall

Stairs rising to first floor landing, radiator, telephone point, coving to ceiling, doors to:

Cloakroom

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

Lounge

17' 1" x 10' 3" (5.21m x 3.12m)
Window to front aspect, electric fire with feature surround, T.V. point, coving to ceiling, radiator, French doors to rear aspect, to:

Conservatory

11' 4" max. x 9' 1" (3.45m x 2.77m)
Of uPVC construction, laminate flooring, French door to garden.

Kitchen/Dining Room

17' 0" x 9' 8" max. (5.18m x 2.95m)(This measurement includes are occupied by kitchen units)

Kitchen Area

Comprising stainless steel one and a half bowl single drainer sink unit with cupboard under, a range of base and eye level units providing work surfaces, tiled splash backs, built in stainless steel double oven, gas hob, extractor, dish washer, fridge/freezer, tiled floor, window to rear aspect, spot lights and coving to ceiling.

Dining Area

Window to front aspect, tiled floor, radiator, coving to ceiling.

Utility Room

7' 0" max. x 5' 11" (2.13m x 1.8m)(This measurement includes area occupied by kitchen units)

Comprising work surfaces, tiled splash backs, plumbing for washing machine, space for tumble dryer, concealed wall mounted gas boiler serving domestic hot water and central heating, tiled floor, part glazed door to rear aspect.



First Floor Landing

Window to rear aspect, stairs rising to second floor landing, radiator, coving to ceiling, cupboard housing water cylinder and shelving, doors to:

Bedroom One

17' 1" narrowing to 9' 10" x 10' 6" (5.21m x 3.2m)
Window to front aspect, radiator, coving to ceiling, built in double wardrobe.

Ensuite Shower Room

Refitted to comprise low flush W.C., wall mounted wash hand basin, double shower cubicle, fully tiled, tiled floor, window to rear aspect, spot lights to ceiling, extractor, chrome towel rail/radiator.

Bedroom Two

10' 6" x 10' 0" (3.2m x 3.05m)
Window to front aspect, radiator, build in wardrobe, coving to ceiling.

Bathroom

Comprising low flush W.C., pedestal wash hand basin, panelled bath with shower attachment, tiled splash backs, tiled floor, shaver point, extractor, window to rear aspect, spot lights to ceiling, chrome towel rail/radiator.

Second Floor Landing

Velux skylight to rear aspect, doors to:

Bedroom Three

12' 7" max. x 9' 11" (3.84m x 3.02m)
Window to front aspect, radiator, loft access.

Bedroom Four

12' 7" max. x 10' 6" (3.84m x 3.2m)
Window to front aspect, laminate flooring, radiator.

Outside

Front - Mainly gravelled, stocked with manicured bushes and shrubs, driveway providing off road parking for two cars, leading to:

Garage - Up and over door, power and light connected, (partitioned, currently used as a gym). Measuring approximately 13' 4" x 7' 10".

Rear - Landscaped low maintenance mainly paved patio with slate chipping and pebble surround stocked with bushes and shrubs, wooden shed, outside tap, wooden shed, gated side pedestrian access, sliding patio door to gym/home office, enclosed by wooden panelled 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 D (£2,322 per annum. Charges for 2024/2025).

Agents Note

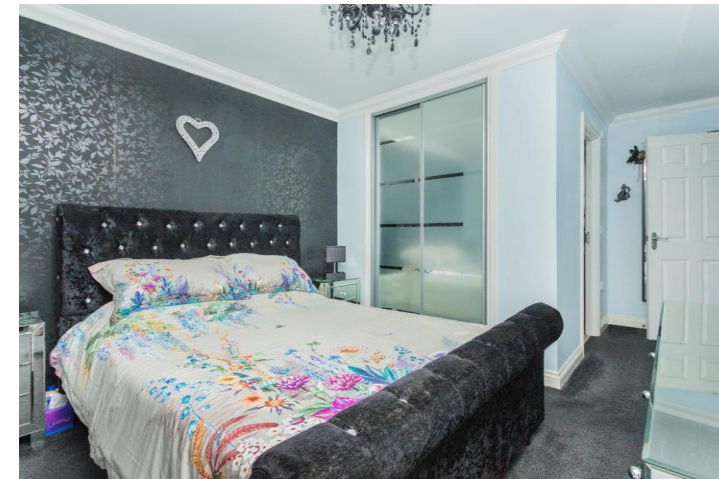
Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

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.

