



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.

## Knightlands Road Irthlingborough NN9 5SU Freehold Price £215,000

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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27 Sheep Street Wellingborough  
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01933 224400

**Irthlingborough Office** ☐  
28 High Street Irthlingborough  
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**Rushden Office** ☐  
74 High Street Rushden  
Northants NN10 0PQ  
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**Offered with no upward chain is this extended two bedroomed semi-detached bungalow situated on the popular 'Knightlands' estate offering deceptively generous accommodation with benefits to include uPVC double glazing, gas radiator central heating and offers off road parking and a single garage and a rear garden enjoying a high degree of privacy. The accommodation briefly comprises porch, entrance hall, lounge, dining area, kitchen/breakfast room, two bedrooms, bathroom, separate W.C. front and rear gardens, garage and a driveway.**

Enter via double doors to:

#### **Porch**

Tiled flooring, glazed door with side screens to:

#### **Hallway**

Meter cupboard, loft access, radiator, doors to:

#### **Lounge/Dining Room**

24' 8" x 11' 4" narrowing to 9' (7.52m x 3.45m)

#### **Lounge Area**

Wall mounted gas fire with raised hearth, radiator, T.V. point, to:

#### **Dining Area**

Sliding patio door to rear aspect, serving hatch, radiator.

#### **Kitchen/Breakfast Room**

11' 9" x 9' 9" (3.58m x 2.97m)(This measurement includes the area provided by the 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, gas cooker point, wall mounted gas boiler serving domestic hot water and central heating systems, fridge space, radiator, glazed door to rear aspect, to:

#### **Rear Lobby**

Door to side aspect, storage cupboard.

#### **Bedroom One**

14' 9" max. into bay. x 11' 4" (4.5m x 3.45m)

Bay window to front aspect, radiator.

#### **Bedroom Two**

10' 3" x 8' 9" (3.12m x 2.67m)

Window to front aspect, radiator, fitted double wardrobe.

#### **Bathroom**

Comprising pedestal wash hand basin, panelled bath, tiled splash backs, airing cupboard, heated towel rail, window to side aspect.

#### **Separate W.C.**

Comprising low flush W.C., window to side aspect.

#### **Outside**

Front - Mainly paved with border, enclosed by low brick walling, concrete and gravel driveway providing off road parking for numerous cars, leading to:

Single garage with wooden doors.

Rear - Two tier paved patio, wooden potting shed, main lawn, further patio, courtesy door to garage, conifer screen, enclosed by wooden panelled fencing. Garden measures 46ft in length.

#### **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.

#### **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.**

