



Total area: approx. 73.1 sq. metres (786.7 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.



Mountfield Road Irthlingborough NN9 5SY

Freehold Price £250,000

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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74 High Street Rushden
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Situated on a corner plot and offering potential for extension (subject to necessary permissions) is this established three bedroomed semi detached property located on the popular 'Knightland's' estate with benefits to include gas radiator central heating, uPVC double glazing, modern kitchen with built in appliances and offers a single garage and off road parking to the rear and a larger than average rear garden measuring 40ft x 74ft max. The accommodation briefly comprises entrance hall, lounge, kitchen, down stairs bathroom, three bedrooms, front and rear gardens, single garage and a driveway.

Enter via front door with side screen, through to:

Entrance Hall

Stairs rising to first floor landing, under stairs storage cupboard, radiator, two windows to side aspect, coving to ceiling, doors through to:

Lounge

13' 8" x 11' 3" (4.17m x 3.43m)

Bow window to front aspect, radiator, living flame gas fire with stone effect surround and raised hearth, coving to ceiling, T.V. point.

Kitchen

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

Modern kitchen comprising one and a half bowl stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, integrated stainless steel appliances comprising double oven, gas four ring hob, extractor fan over, plumbing for washing machine, fridge space, separate freezer space, tumble dryer space, radiator, wall mounted gas boiler serving domestic hot water and central heating systems, door and window to rear aspect, coving to ceiling.

Downstairs Bathroom

Three piece suite comprising low flush W.C., pedestal wash hand basin, panelled bath with shower attachment, tiled splash backs, window to side aspect, heated towel rail.

First Floor Landing

Window to front aspect, loft access, storage cupboard, doors through to:

Bedroom One

12' 8" x 9' 2" (3.86m x 2.79m)

Window to rear aspect, radiator, dado rail.

Bedroom Two

10' 3" max. x 10' 0" (3.12m x 3.05m)

Window to front aspect, radiator, built-in double wardrobe with sliding doors.

Bedroom Three

9' 8" x 8' 0" (2.95m x 2.44m)

Window to rear aspect, radiator.

Outside

Front - Mainly lawn with border stocked with bushes, further side garden with border, gate through to:

Rear - Extensive concrete patio, outside water tap, generous sized lawn with gated side pedestrian access, border stocked with bushes, excellent extension potential subject to planning, wooden shed, double metal gates through to block paved driveway providing off road parking for one/two cars, leading to single brick garage with up and over door, enclosed by brick walling and wooden panelled fencing. Garden measures 40ft in width max. x 74ft in depth max and enjoys a southerly aspect.

Energy Performance Rating

This property has an energy rating of TBC. 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. 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.

