

Scarborough Street Irthlingborough

richard james

www.richardjames.net



Scarborough Street Irthlingborough NN9 5TT
Freehold Price 'Offers in Excess Of' £270,000

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 surveyors 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



Rarely available is this exceptional and very tastefully improved extended three bedroomed mid terraced property situated in a no through road in close proximity to a recreational ground with benefits to include gas radiator central heating, uPVC double glazing, replacement oak style internal doors, superb refitted kitchen with built in appliances, refitted four piece bathroom suite and offers a 26ft lounge/dining room with multi fuel burner,an extended 21ft x 15ft max. kitchen/breakfast room with island breakfast bar, a loft conversion providing a 20ft master bedroom with en suite shower room, a storage barn and a games room at the end of the garden with bar and internal speaker system and lighting. The accommodation briefly comprises porch, entrance hall, lounge/dining room, kitchen/breakfast room, three bedrooms with en suite shower

Enter via part composite front door to:

Porch
Further part glazed front door to:

Entrance Hall
Stairs rising to first floor landing, laminate flooring, radiator, solid door to:

Lounge/Dining Room
26' 1" max into bay x 12' 10" max (7.95m x 3.91m)

Lounge Area
Bay window to front aspect, laminate flooring, radiator, coving to ceiling, multi fuel burner with feature wooden surround.

Dining Area
12' 10" x 11' 6" (3.91m x 3.51m)
Fireplace with wooden surround, laminate flooring, coving to ceiling, folding glazed oak door to:

Kitchen/Breakfast Room
21' 6" x 14' 10" max. (6.55m x 4.52m)
Refitted to comprise inset one and a half bowl sink unit with cupboard under, a range of base and eye level units providing earthstone work surfaces, instant hot tap, built in dishwasher, plumbing for washing machine, fridge/freezer space, tiled splash backs, extractor, range cooker included, spotlights to ceiling, three skylights, pan drawers, breakfast bar, LED lights, underfloor heating, door to rear aspect, under stairs storage cupboard.

First Floor Landing
Stairs rising to second floor landing, doors to:

Bedroom Two
15' 3" x 11' 10" plus wardrobe (4.65m x 3.61m)
Two window's to front aspect, radiator, character fireplace, two built in wardrobes, coving to ceiling.

Bedroom Three
11' 8" x 10' 4" max (3.56m x 3.15m)
Window to rear aspect, radiator, built in wardrobe, coving to ceiling.

Bathroom
Refitted to comprise low flush W.C., pedestal wash hand basin, shower cubicle, bath, tiled splash backs, window to side aspect, chrome towel rail, spotlights to ceiling, tiled flooring, door to:

Study
8' 4" x 6' 0" (2.54m x 1.83m)
Window to rear aspect, radiator, cupboard housing wall mounted gas boiler serving domestic hot water and central heating systems.

Second Floor Landing
Window to rear aspect, laminate flooring, door to:

Bedroom One
19' 10" x 10' 7" (6.05m x 3.23m)
French door to rear aspect with Juliet balcony, laminate flooring, velux window to front aspect, radiator, door to:

Ensuite Shower Room
Fitted to comprise low flush W.C., pedestal wash hand basin, shower cubicle, velux window to front aspect, radiator, tiled flooring, spotlights to ceiling.

Outside
Front - Block paved, enclosed by low brick walling.

Rear - Paved patio, main lawn, raised border, further paved patio, outside tap, outside W.C., shared gated rear pedestrian access. Outbuilding measuring 9'0" x 8'0", power and light connected. Garden measures 47ft in length.

Games Room
17' 5" x 11' 4" (5.31m x 3.45m)
LED lights to skirting, fitted bar, two windows to front aspect, vinyl flooring, bluetooth speaker system with spotlights, exposed brick wall.

Material Information The tenue of this property is freehold.

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 B (£1,439 per annum. Charges for enter year).

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.

