



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 £245,000

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.

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Offered with no upward chain is this established bay fronted two bedroomed semi detached bungalow featuring a dining room extension with conservatory addition overlooking a well presented 65ft rear garden enjoying a private aspect from the rear. Further benefits include gas radiator central heating, uPVC double glazing, refitted kitchen with integrated appliances and offers off road parking for numerous cars. The accommodation briefly comprises porch, entrance hall, lounge/dining room, conservatory, two bedrooms, kitchen, wet room, front and rear gardens, single garage and a driveway.

Entry via uPVC glazed front door with side screen to:

Porch
Further part-glazed door through to:

Entrance Hall
Loft access, radiator, coving to ceiling, meter cupboard, doors to:

Lounge/Dining Room
25' 1" x 11' 4" narrowing to 9'3 "(7.65m x 3.45m)

Lounge area –
Solid fuel fireplace with feature surround and raised hearth, coving to ceiling, skylight to rear, archway through to:

Dining Area –
Radiator, vinyl flooring, coving to ceiling, uPVC french door with side screen through to:

Conservatory
8' 1" x 9' 4" (2.46m x 2.84m)
Off brick and uPVC construction, door through to garden, Perspex roof, vinyl flooring, power connected.

Kitchen
15' 8" x 9' 9" (4.78m x 2.97m)
Refitted to comprise stainless steel one and a half bowl single drainer sink unit with cupboard under, a range of base level units providing work surfaces, tiled splash backs, built in stainless steel oven, four ring induction hob, coving to ceiling, radiator, vinyl flooring, plumbing for washing machine, microwave space, fridge/freezer space, door and window to rear aspect, further window to side aspect, larder cupboard.

Bedroom One
14' 9" into bay x 11' 4" (4.5m x 3.45m)
Bay window to front aspect, radiator, coving to ceiling.

Bedroom Two
10' 3" x 8' 9" (3.12m x 2.67m)
Window to front aspect, radiator, coving to ceiling.

Wet Room
Fitted to comprise pedestal hand wash basin, low flush W.C, wall mounted shower, fully tiled walls, radiator, window to side aspect.

Outside
Front- Mainly paved with gravelled border stocked with bushes, enclosed by low brick walling, paved driveway providing off-road parking for numerous vehicles via double metal gates leading to;

Single Garage - brick construction with up and over door, power and light connected, measures 16'7" x 7'8" in width.

Rear - Comprises paved patio, artificial lawn with borders stocked with a wide variety of flowers, bushes and shrubs, central flower bed, garden is enclosed by wooden panelled fencing and measures approx 65ft in length enjoying a private aspect from the rear.

Material Information
The tenure of this property is freehold.

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 (£1805.89 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.

