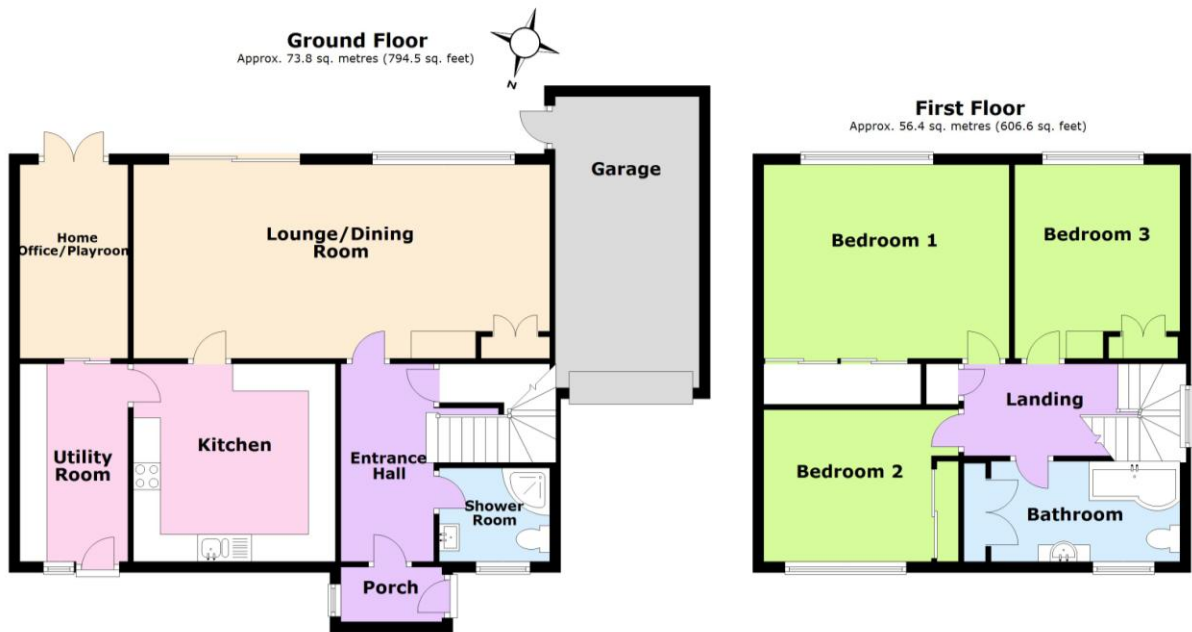


Lime Court Irthlingborough

richard james

www.richardjames.net



Total area: approx. 130.2 sq. metres (1401.1 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.

Lime Court Irthlingborough NN9 5SR
Freehold Price 'Offers In Excess Of' £400,000

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



Offered with no upward chain and situated via a private drive and set back from Station Road is this beautifully presented and extended three bedroomed detached property featuring a single storey extension to the side to provide a generous utility room and separate home office/playroom. Further benefits include gas radiator central heating, uPVC double glazing, refitted Wrenn kitchen with integrated appliances and quartz worktops, modern jacuzzi bathroom, solar panels (owned), refitted internal oak doors and offers off road parking for up to five cars, a 25ft lounge/dining room, three double bedrooms and a south facing landscaped rear garden. The accommodation briefly comprises porch, entrance hall, down stairs shower room, lounge/dining room, kitchen, utility room, home office/playroom, landing, three bedrooms, family bathroom, front and rear garden, single garage and a driveway.

Entry via part-glazed front door through to:

Porch

Tiled floor, window to side aspect, glazed door through to:

Entrance Hall

Stairs rising to first floor landing, laminate flooring, radiator, under stairs storage cupboard housing wall mounted gas boiler serving domestic hot water and central heating systems, doors to:

Downstairs Shower Room

Comprising vanity sink with cupboard under, low flush W.C, corner shower cubicle with chrome shower, spotlights to ceiling, tiled floor, radiator, window to front aspect.

Lounge/Dining Room

25' 2" x 11' 8" (7.67m x 3.56m)
Window to rear aspect, laminate flooring, wall mounted log effect electric fire, built-in cupboards to chimney breast recess, further recesses for xbox, sky box etc with shelving over, radiator, coving to ceiling, sliding patio doors to rear aspect with integrated magnetic blinds, doors though to:

Kitchen

11' 9" x 11' 9" (3.58m x 3.58m)
Refitted Wrenn kitchen finished in Graphite to comprise inset one and a half bowl sink unit with cupboard under, a range of eye and base level units providing Quartz worktops, integrated dishwasher, fridge/freezer, oven, microwave, four ring induction hob with extractor over, concealed bespoke pantry/larder unit with ample shelving and wine rack, pan drawers, pull out vegetable racks, spice rack, magic corner, multi paned door to side aspect through to:

Utility Room

12' 0" x 6' 7" (3.66m x 2.01m)
Refitted to comprise stainless steel single drainer sink unit with cupboard under, door and window to front aspect with fitted blinds, LVT vinyl flooring, plumbing for washing machine with tumble dryer stacking space, a range of fitted cupboards with larder unit and pull out drawer for storage, fridge/freezer space, spotlights to ceiling, sliding door through to:

Home Office/Playroom

11' 0" x 6' 7" (3.35m x 2.01m)
Patio doors to rear aspect with fitted blinds, LVT vinyl flooring, contemporary radiator, spotlights to ceiling.

First Floor Landing

Window to side aspect at half landing, loft access, storage cupboard, doors to:

Bedroom One

15' 0" x 12' 0" (4.57m x 3.66m)
Window to rear aspect, radiator, a range of built-in wardrobes with sliding doors, handing space and fitted shelving.

Bedroom Two

11' 9" x 9' 6" (3.58m x 2.9m)
Window to front aspect, radiator, fitted double wardrobe with sliding doors.

Bedroom Three

9' 9" x 11' 9" (2.97m x 3.58m)
Window to rear aspect, radiator, built in double wardrobe with storage lockers over.

Bathroom

Fitted to comprise low flush W.C, vanity sink with cupboard and drawers under, 'P' shape jacuzzi bath with chrome shower over, tiled splash backs, chrome towel rail, tiled floor, window to front aspect, airing cupboard housing water cylinder with fitted shelving and storage over.

Outside

Front - Mainly gravelled with borders stocked with flowers and bushes, raised central flower bed stocked with bushes, shrubs and flowers, outside water tap, gravelled driveway providing off-road parking for four/five cars leading to:

Single Attached Garage - Up and over door, power and light connected measuring internally 17'8" in length x 8'9" in width.

Rear - Extensive paved patio with covered canopy of aluminium construction finished in graphite with perspex roof, main lawn with borders stocked with flowers, shrubs, bamboo and trees including Cherry Blossom, ornamental fish pond with water fall, wooden summer house, wooden shed, greenhouse, solar powered garden lightning, security lighting, garden is enclosed by wooden panelled fencing and enjoys a southerly aspect,

Material Information The tenure of this property is freehold.

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 E (£2,975 per annum. Charges for 2025/26).

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.

