



Total area: approx. 106.1 sq. metres (1142.4 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.

Station Road Irthlingborough NN9 5SN
Freehold Price 'Offer in Excess Of' £360,000

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.

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 and offered with no upward chain is this mature bay fronted three bed roomed detached property situated in one of Irthlingborough's prime residential areas featuring off road parking for numerous cars, an oversized single garage and a 97ft south facing rear garden. The property also offers potential for further development subject to necessary permissions. Further benefits include uPVC double glazing, gas radiator central heating however further modernisation is required. The accommodation briefly comprises entrance hall, lounge, dining room, sun room, kitchen/breakfast room, down stairs W.C/utility room, landing, three bedrooms, bathroom, separate W.C., front and rear gardens, single detached garage and a driveway.

Entry via part-glazed wooden front door through to:

Entrance Hall

Stairs rising to first floor landing, window to side aspect, storage cupboard, Parquet flooring, under stairs storage cupboard, radiator, door to:

Lounge

13' 5" into bay max x 12' 7" (4.09m x 3.84m)

Living flamed gas fire with feature tiled surround and raised hearth, Parquet flooring, two radiators, bay window to front aspect, sliding doors through to:

Dining Room

10' 5" x 10' 5" (3.18m x 3.18m)

Radiator, Parquet flooring, French door with side screens through to:

Sun Room

11' 1" x 6' 9" (3.38m x 2.06m)

Window to rear aspect, radiator, TV point, telephone point.

Kitchen/Breakfast Room

18' 3" x 9' 1" max narrowing to 6' 1" (5.56m x 2.77m)

Fitted to comprise double bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, gas cooker space, wall mounted gas boiler serving domestic hot water and central heating systems, two radiators, window to rear aspect, fridge space, plumbing for washing machine, part-glazed door to side aspect.

First Floor Landing

Window to side aspect, loft access, airing cupboard with fitted shelving and storage over, doors to:

Bedroom One

14' 0" into bay x 11' 5" (4.27m x 3.48m)

Bay window to front aspect, radiator.

Bedroom Two

11' 4" x 10' 5" (3.45m x 3.18m)

Window to rear aspect, radiator, double corner shower cubicle.

Bedroom Three

7' 9" x 8' 2" (2.36m x 2.49m)

Window to front aspect, radiator, fitted cupboard.

Bathroom

Comprising pedestal hand wash basin, panelled bath with tiled splash backs, radiator, wall mounted electric heater, shaver point, window to rear aspect.

Separate W.C.

Comprising low flush W.C, window to rear aspect, radiator.

Outside

Front - Garden is mainly gravelled with various bushes and trees, extensive block paved driveway providing off-road parking for numerous vehicles, leading to:

Single brick detached garage - Measuring 16ft in length by over 11ft in width, power connected, remote control electric up and over door.

Rear - Comprising large paved patio, greenhouse, various bushes, large gravelled area with raised bed stocked with a variety of flowers and bushes, further mature trees, garden is enclosed by wooden panelled fencing, enjoys a southerly aspect and measures approx. 97ft in length.

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 D (£2,322 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.

