

Drayton Place Irthlingborough

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This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fitments and kitchen units may vary in shape and size.

Drayton Place Irthlingborough NN9 5TD

Freehold Price £450,000

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

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Rushden Office

74 High Street Rushden

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Recently refurbished to a very high standard and situated in a cul sac is this unusual and well proportioned detached property featuring versatile accommodation offering self contained annex potential for either an elderly relative or teenager. The property features gas radiator central heating, replacement uPVC double glazing, refitted kitchen with integrated appliances and quartz worktops and offers off road parking for approx. five cars and a rear garden enjoying a private aspect from the rear. The accommodation briefly comprises porch, entrance hall, L shape lounge, kitchen/dining room, four bedrooms, refitted family bathroom, further ground floor shower room, front and rear gardens, driveway and brick store (former garage).

Enter via composite part-glazed front door with side screen through to:

Porch
Further window to side aspect, laminate flooring, coving to ceiling, part glazed door through to:

Inner Hallway
Laminate flooring, radiator, coving to ceiling, stairs rising to first floor landing, under stairs storage cupboard, further cupboard housing wall mounted gas boiler serving domestic hot water and central heating systems, plumbing for washing machine, stackable space for tumble dryer.

Bedroom Two
17' 6" x 9' 2" (5.33m x 2.79m)
Windows to front and side aspect, radiator.

Bedroom Three
12' 8" x 10' 1" (3.86m x 3.07m)
Window to side aspect, radiator.

Bedroom Four
13' 0" x 7' 6" (3.96m x 2.29m)
Window to front aspect, radiator, coving to ceiling.

Shower Room
Refitted to comprise low flush W.C, corner vanity sink unit with cupboard under, shower cubicle with tiled splash backs, fully tiled, chrome towel rail, tiled floor, ceiling extractor.

First Floor Landing
Stairs rising to half landing with further door with side screen, stairs up to first floor landing, loft access with ladder, coving to ceiling, radiator, walk in airing cupboard with water cylinder and fitted shelving.

L Shape Lounge
19' 2" x 19' 6" narrowing to 11' 1" (5.84m x 5.94m)
'L' shape lounge/dining room, two windows to front aspect, further window to side aspect , two radiators, coving to ceiling, wall mounted air conditioning unit/heater.

Kitchen/Dining Room
19' 4" x 12' 1" narrowing to 10' 7" (5.89m x 3.68m)
Refitted to comprise inset single drainer sink unit with cupboard under, a range of eye and base level units providing quartz work surfaces built in appliances comprising double oven, five ring induction ceramic hob, extractor fan over, pan drawers, American style fridge/freezer space, spotlights to ceiling, radiator, windows to front and rear aspect, French door to rear aspect.

Bedroom One
18' 6" x 12' 9" narrowing to 9' 6"(5.64m x 3.89m)
Two windows to rear aspect, radiator, wall mounted air conditioning unit/heater, coving to ceiling with spotlights.

Bathroom
Refitted to comprise high flush W.C, panelled bath with mixer tap, double wall mounted sink units, double shower cubicle with tiled splash backs, window to side aspect, tiled flooring, radiator, spotlights to ceiling, extractor, chrome towel rail.

Outside
Front - Mainly gravelled with border stocked with bushes, off road parking for approx. two cars, leading to a brick store (former garage) with remote control roller door. Opposite the property is further off road parking for up to four additional vehicles, please note there is a door to the front of the property and a further front door to the side allowing two separate routes of access.

Rear - Comprising large wooden deck with outside tap, steps up to generous main lawn, gated side pedestrian access, border stocked with various bushes and shrubs, area laid with slate chippings and multi teared raised deck area, garden is enclosed by wooden panelled fencing and brick walling, garden measures approx. 39ft in width by 55ft in depth.

Material Information The tenure of this property is freehold

Energy Performance Rating
This property has an energy rating of E. The full Energy Performance Certificate is available upon request.

Council Tax
We understand the council tax is band D (£2434.16 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.

