



Total area: approx. 12.1 sq. metres (130.3 sq. feet)

Total area: approx. 83.8 sq. metres (902.2 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.

Scharpwell, Irthlingborough NN9 5EQ  
Freehold Price £300,000

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.

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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  
Northants NN10 0PQ  
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Offered with no upward chain is this beautifully presented three/four bedroomed detached property situated within a popular cul de sac location and extended to provide a generous sized utility room and converted garage offering a fourth bedroom with en suite shower or home office. Further improvements include refitted kitchen with integrated appliances and quartz worktops, refitted sanitary ware throughout, replacement uPVC windows and doors, replacement internal doors and offers off road parking for at least three cars and a rear garden enjoying a private aspect from the rear and backing onto a wooded area. The accommodation briefly comprises entrance porch, cloakroom, lounge, kitchen/dining room, utility room, three bedrooms with en suite shower room to master, bathroom, front and rear gardens, converted garage - Home office/bedroom four with en suite shower room, and a driveway.

Entry via composite part-glazed front door through to:

**Entrance Porch**

Window to side aspect, radiator, laminate flooring, door through to:

**Cloakroom**

Two piece suite comprising low flush W.C, vanity sink with cupboard under, tiled splash backs, chrome towel rail, laminate flooring, window to front aspect.

**Lounge**

17' 6" x 14' 5" (5.33m x 4.39m)

Window to front aspect, two radiators, stairs rising to first floor landing, door through to:

**Kitchen/Dining Room**

14' 5" x 9' 0" (4.39m x 2.74m)

Refitted to comprise inset stainless steel sink unit with cupboard under, further range of eye and base level units providing quartz work surfaces, panelled splash backs, integrated stainless steel double oven, four ring gas hob, extractor over, fridge space, freezer space, under stairs storage cupboard, window to side aspect, contemporary radiator, spotlights to ceiling, concealed wall mounted gas boiler serving domestic hot water and central heating systems, laminate flooring, part glazed door through to:

**Utility Room**

13' 0" x 7' 1" (3.96m x 2.16m)

Refitted comprising eye and base level units with quartz work surfaces, panelled splash areas, two windows and part glazed door do rear aspect, contemporary radiator, plumbing for washing machine and space for tumble dryer with venting, two skylights.

**First Floor Landing**

Loft access, window to side aspect, airing cupboard housing water cylinder with shelving over, doors to:

**Bedroom One**

13' 6" max narrowing to 11' 7" x 8' 5" (4.11m x 2.57m)

Window to front aspect, radiator, wardrobe recess, door through to:

**Ensuite Shower Room**

Refitted to comprise low flush W.C, vanity sink with cupboard under, panelled splash areas, chrome towel rail, oversized shower cubicle, spotlights and extractor to ceiling, window to side aspect, vinyl flooring.

**Bedroom Two**

10' 4" x 8' 5" max (3.15m x 2.57m)

Window to rear aspect, radiator.

**Bedroom Three**

8' 7" x 5' 8" (2.62m x 1.73m)

Window to front aspect, radiator.

**Bathroom**

Refitted to comprise low flush W.C, vanity sink with cupboard under, panelled bath with chrome shower, panelling to wall splash areas, spotlights to ceiling, window to rear aspect, chrome towel rail, vinyl flooring.

**Outside**

Front - Garden is mainly lawned with borders stocked with bushes and laid with slate chippings, driveway measuring 55ft in length providing off-road parking for at least three cars with outside power, leading to:

**Converted single garage - Home Office/Bedroom Four**

Measuring 12' 3" x 8' 11",

Spotlights to ceiling, wall mounted electric heater, door through to:

**Ensuite shower room –**

Refitted to comprise low flush W.C, wash hand basin with tiled splash back, quartz work surface, double shower cubicle with tiled splash backs, chrome towel rail, spotlights and extractor to ceiling, vinyl flooring.

**Rear Garden –**

Comprising paved patio with main lawn, gated side pedestrian access, outside water tap and power, steps down to patio/BBQ area with sleeper retaining wall, garden is enclosed by wooden panelled fencing and brick walling and enjoys a private aspect and backs onto a wooded area.

**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 C (£2,164 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](http://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.**

