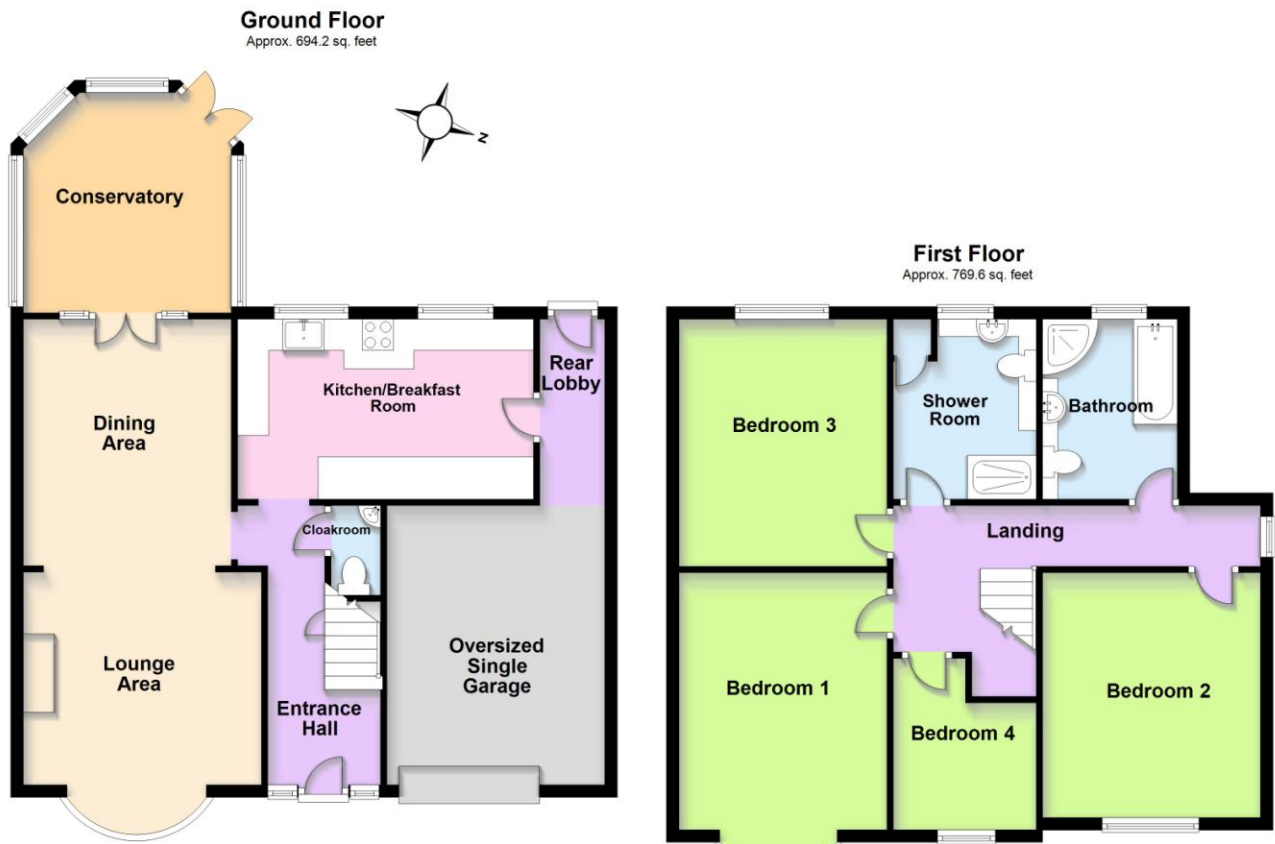


Manor Drive, Irthlingborough

richard james

www.richardjames.net



Total area: approx. 1463.8 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.

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.

Manor Drive Irthlingborough NN9 5SL
Freehold Price 'Offers in excess of' £420,000

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 in one of Irthlingborough's most popular residential locations is this much improved and extended mature bay fronted four bedroomed detached property with features to include a high quality refitted kitchen with a wide range of integrated appliances and granite worktops, modern bathroom and shower room, uPVC double glazing, gas radiator central heating and offers off road parking for two cars, a 26ft lounge/dining room, and a rear garden measuring 77ft in length enjoying a south westerly aspect and an oversized single garage/workshop. The accommodation briefly comprises entrance hall, cloakroom, lounge/dining room, conservatory, kitchen/breakfast room, four bedrooms, bathroom, separate shower room, front and rear gardens, single garage and a driveway.

Enter via part glazed composite front door with side screens, to:

Entrance Hall

Stairs rising to first floor landing, double radiator, under stairs storage cupboard, dado rail, coving to ceiling, wooden style flooring, telephone point, door to:

Lounge/Dining Room

28' 6" max into bay x 12' 5" narrowing to 10' 11" (8.69m x 3.78m)
Lounge Area - Bay window to front aspect, tiled fireplace, raised hearth, wooden mantel, radiator, coving, wooden style flooring.

Dining Area - Two double radiators, French door with side screens to rear aspect, coving, wooden style flooring, to:

Conservatory

11' 5" x 10' 4" (3.48m x 3.15m)
Of brick/uPVC construction, perspex roof, French door to rear garden, power and light connected, radiator, tiled floor.

Kitchen/Breakfast Room

15' 5" x 9' 4" (4.7m x 2.84m) This measurement includes the area provided by the kitchen units)
Refitted to comprise enamel Belfast style sink, a range of base and eye level units providing granite work surfaces and upstands, built in gas hob, oven, microwave, fridge/freezer and dishwasher (Not Working), pull out larder, wine rack, pan drawers, radiator, tiled flooring, two windows to rear aspect, door to side aspect, spotlights to ceiling, door to:

Rear Lobby

Door to rear aspect, tiled flooring through to garage.

First Floor Landing

Loft access (ladder, boarded with light), radiator, dado rail, window to side aspect, doors to:

Bedroom One

15' 7" x into bay 10' 11" (4.75m x 3.33m)
Bay window to front aspect, radiator, coving to ceiling.

Bedroom Two

12' 10" x 10' 9" (3.91m x 3.28m)
Window to front aspect, radiator, coving to ceiling.

Bedroom Three

10' 7" x 13' 0" (3.23m x 3.96m)
Window to rear aspect, radiator, coving to ceiling.

Bedroom Four

8' 11" x 7' 5" (2.72m x 2.26m)
Window to front aspect, radiator, coving to ceiling.

Shower Room

Refitted to comprise low flush W.C., vanity sink with cupboard under, double shower cubicle, chrome towel rail, shaver point, airing cupboard housing water cylinder, a range of fitted drawers and storage cupboards, wall mounted gas boiler serving domestic hot water and central heating systems, window to rear aspect, spotlights to ceiling.

Bathroom

Refitted to comprise low flush W.C., vanity sink with cupboard under, panelled bath, corner shower cubicle, tiled splash backs, heated towel rail, base and eye level storage cupboards, window to rear aspect, spotlights and coving to ceiling, extractor.

Outside

Front - Raised border stocked with bushes, block paved driveway providing off road parking for two cars leading to:

Oversized Single Garage - Remote controlled sectional door, power and light connected, tiled flooring, measures 17' 2 x 10' 8.

Rear - Block paved patio with outside tap and wooden pergola, steps up to extensive main lawn, wooden shed, greenhouse, border stocked with a wide variety of bushes and shrubs, enclosed by wooden panelled fencing. Garden measures 77ft in length and enjoys a south westerly 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 D (£2,434 per annum. Charges for 2025/2026).

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.

