

Drayton Road, Irthlingborough

richard james

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Drayton Road Irthlingborough NN9 5TA
Freehold Price £240,000

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



Offered with no upward chain is this established three bedroomed semi detached property situated within the popular 'Knightlands' estate featuring a sun room, utility and cloakroom addition to the rear and offers excellent potential for further improvement. Benefits include uPVC double glazing and gas radiator central heating however the property is in need of some refurbishment and redecoration. The property also offers separate reception rooms, off road parking for two/three cars and a very well stocked south facing rear garden with workshop. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, three bedrooms, bathroom, separate W.C., front and rear gardens, workshop (former garage), driveway and a greenhouse.

Entry via part glazed front door with side screen through to:

Entrance Hall

Stairs rising to first floor landing, storage cupboard with shelving and radiator.

Lounge

16' 8" max x 11' 2" (5.08m x 3.4m)

Window to front aspect, radiator, electric fire with tiled surround and raised hearth, coving to ceiling, telephone point, gas fire point, TV point, folding louvre doors through to:

Dining Room

10' 7" x 9' 7" max (3.23m x 2.92m)

Laminate flooring, radiator, window to rear aspect, under stairs storage cupboard, coving to ceiling, folding door through to:

Kitchen

8' 8" x 9' 8" (2.64m x 2.95m)

Fitted to comprise stainless steel single drainer sink unit with cupboard under, a further eye and base level units with work surfaces, tiled splash backs, gas cooker space and point, fridge space, freezer space.

Sun Room

11' 9" max x 9' 6" max (3.58m x 2.9m)

Off brick and uPVC construction, radiator, tiled floor, wall light point, power point, door to garden, folding door through to:

Utility Area

Window to side aspect, plumbing for washing machine and tumble dryer space when stacked, wall mounted wash hand basin, coving to ceiling, door through to:

Separate W.C.

Low flush W.C, window to side aspect, tiled floor, coving to ceiling.

First Floor Landing

Window to side aspect, loft access, airing cupboard housing wall mounted gas boiler serving domestic hot water and central heating systems, fitted shelving, doors to:

Bedroom One

11' 3" x 11' 3" max including wardrobes (3.43m x 3.43m)

Window to front aspect, radiator, laminate floor, a range of fitted wardrobes.

Bedroom Two

11' 3" x 9' 8" (3.43m x 2.95m)

Window to rear aspect, radiator, coving to ceiling.

Bedroom Three

8' 3" x 8' 3" (2.51m x 2.51m)

Window to front aspect, radiator, fitted single bed with draw under, further fitted wardrobe with storage locker over and draws under.

Shower Room

Refitted to comprise vanity sink with cupboard under, double shower cubicle with chrome shower, tiled splash backs, window to rear aspect, chrome towel rail.

Separate W.C.

Low flush W.C, window to rear aspect, coving to ceiling.

Outside

Front - Mainly gravelled stocked with various bushes and flowers, concrete driveway providing off road parking for at 2/3 cars.

Rear - Paved patio with pergola and vine, main lawn, various borders stocked with an extensive range of flowers, shrubs, bushes and trees vegetable plot, wildlife pond, garden is enclosed by mainly wooden panelled fencing and enjoys a southerly aspect. courtesy door to workshop with power and light connected, of mainly pre-fabricated concrete construction measuring 15'7" x 7' 8", there is also a greenhouse outside.

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 B (£1,893 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.

