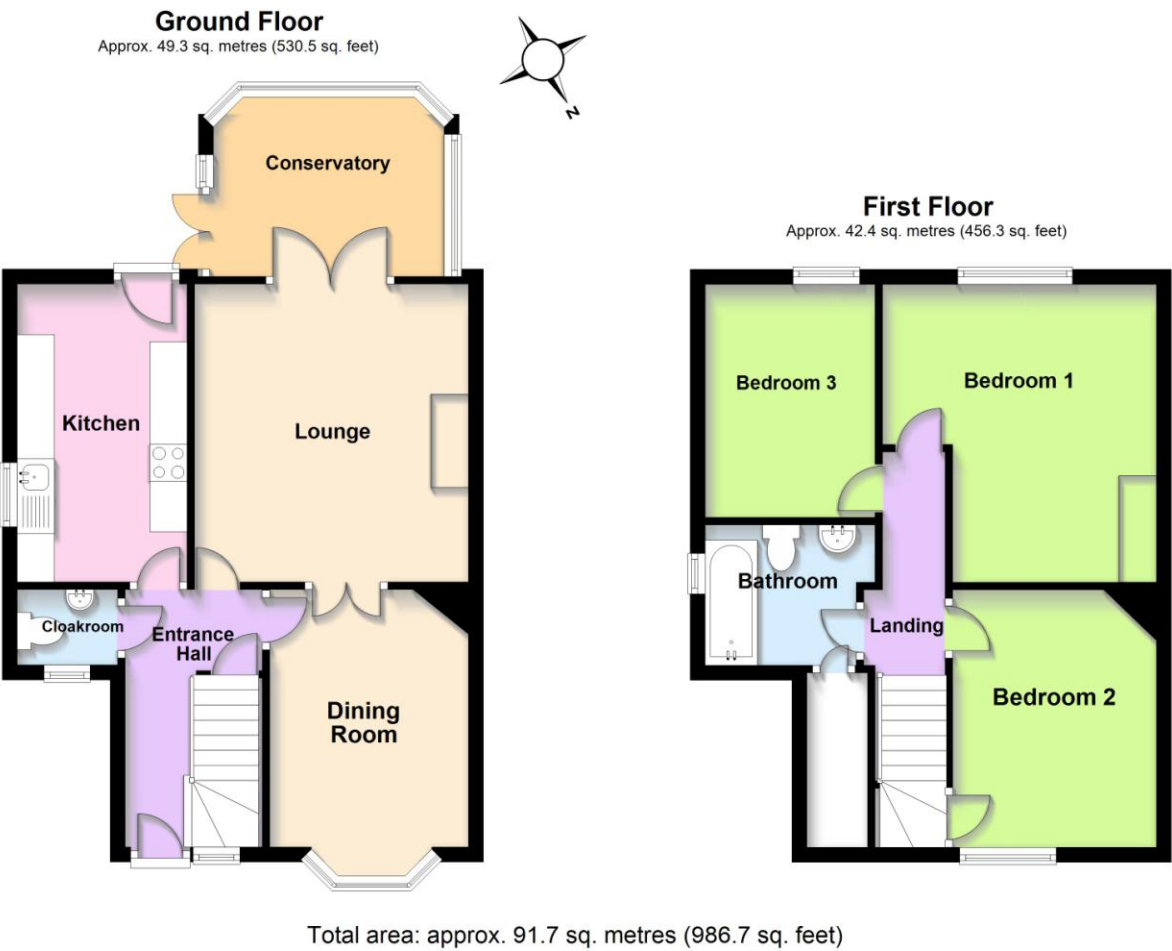


Finedon Road Irthlingborough

richard james

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Finedon Road, Irthlingborough NN9 5TY
Freehold Price £260,000

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



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.

A mature bay fronted three bedroomed semi detached property situated in one of Irthlingborough's most popular residential areas featuring a mature 94ft rear garden enjoying a southerly aspect and potential for extension subject to necessary permissions. Further benefits include gas radiator central heating, uPVC double glazing, modern kitchen, modern first floor bathroom and offers three good sized bedrooms and off road parking for up to three cars. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen, three bedrooms, bathroom, rear garden and a driveway.

Entry via part-glazed front door through to:

Entrance Hall

Window to side, stairs rising to first floor landing, radiator, laminate flooring, under stairs storage cupboard, coving to ceiling, doors to:

Cloakroom

Low flush W.C., wall mounted hand wash basin, tiled splash back, window to front aspect.

Lounge

13' 3" x 12' 2" max (4.04m x 3.71m)
Living flame gas fire with feature surround and raised hearth, dado rail, coving to ceiling, radiator, French door to rear aspect through to conservatory, double doors through to:

Dining Room

13' 1" into bay x 9' 0" (3.99m x 2.74m)
Bay window to front aspect, radiator, laminate flooring, coving to ceiling.

Conservatory

8' 3" x 9' 11" (2.51m x 3.02m)
Off-brick and uPVC construction, French door to side aspect, Perspex roof, power points.

Kitchen

13' 2" x 7' 4" (4.01m x 2.24m)
Fitted to comprise stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces with tiled splash backs, integrated stainless steel double oven, four ring gas hob, extractor fan over, integrated dishwasher, fridge/freezer space, plumbing for washing machine, tiled floor, space for tumble dryer, radiator, window to side aspect, door to rear aspect.

First Floor Landing

Spotlights to ceiling, doors through to:

Bedroom One

13' 3" max x 12' 1" max (4.04m x 3.68m)
Window to rear aspect, radiator, dado rail.

Bedroom Two

11' 5" x 9' 0" (3.48m x 2.74m)
Window to front aspect, radiator, built-in cupboard.

Bedroom Three

10' 5" x 7' 8" (3.18m x 2.34m)
Window to rear aspect, radiator, loft access with ladder, light and power.

Bathroom

Refitted to comprise pedestal hand wash basin, low flush W.C., panelled bath with mixer tap and shower attachment over, tiled splash backs radiator, window to side aspect, large cupboard with wall mounted gas boiler serving domestic hot water and central heating systems.

Outside Front - Blocked paved providing off road parking for up to three cars, further area laid with bark chippings stocked with various bushes.

Rear - Comprising tiered concrete paved patio, gated side pedestrian access, outside power point, wooden shed, brick built BBQ with seating, further raised deck, extensive main lawn with borders stocked with a variety of bushes and trees, garden is enclosed by predominantly wooden panelled fencing, garden measures approx 94ft in depth and enjoys a southerly aspect..

Material Information

The tenure of this property is freehold.

Energy Performance Rating

This property has an energy rating of D. 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.

