

Finedon Road, 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 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.

Finedon Road Irthlingborough NN9 5UB
Freehold Price £550,000

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 is this immaculate mature bay fronted four bedroomed detached property situated in this highly regarded tree lined street located a short distance from the popular Huxlow Science College featuring a two storey extension that substantially improves the accommodation over both floors and a very generous plot with the rear garden measuring approx.155ft in length. Benefits include downstairs underfloor heating, first floor gas radiator central heating, refitted kitchen with island and integrated appliances, refitted sanitary ware and offers off road parking for numerous cars. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, utility room, conservatory, four bedrooms with en-suite bathroom room to master and en-suite shower room to bedroom two, family shower room, front and rear garden, covered BBQ area with separate WC, oversized garage and a driveway.

Entry via part-glazed front door into:

Entrance Hall

Stairs to first floor landing, window to front aspect, window to side aspect, under floor heating, door through to:

Lounge

24' 2" x 15' 18" (7.37m x 5.03m)

Bay window to front aspect, two further windows to front aspect, open fireplace with feature surround, vinyl flooring with under floor heating, tv point, telephone point, coving to ceiling, door through to:

Kitchen/Dining Room

24' 7" x 12' 8" (7.49m x 3.86m)

Re-fitted to comprise composite one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing quartz effect work surfaces, island with cupboards under with quartz effect work surfaces, built-in double oven, microwave, fridge/freezer, dishwasher, five ring gas hob and extractor, window to rear aspect, window to side aspect vinyl flooring with underfloor heating, coving to ceiling, French doors to:

Conservatory

Of brick/uPVC construction, part glazed French door to side aspect, vinyl flooring with underfloor heating.

Utility Room

8' 8" x 6' 7" (2.64m x 2.01m)

Stainless steel single drainer sink unit with cupboard under, base level units providing work surfaces, fridge/freezer space, plumbing for washing machine, door to storage cupboard housing under floor heating system, radiator, coving to ceiling, tiled flooring, window to side aspect, part glazed door to rear aspect.

First Floor Landing

Window to side aspect, loft access, radiator, coving to ceiling, doors to:

Bedroom One

12' 6" x 11' 8" (3.81m x 3.56m)

Two windows to rear aspect, sliding doors to walk in wardrobe with sensor light, vinyl flooring, radiator, coving to ceiling, door to:

Ensuite Bathroom

Re-fitted to comprise low flush W.C with tiled splash backs, wall mounted wash hand basin with tiled splash backs, panelled bath with tiled walls, shower with tiled walls, heated towel rail, extractor, tiled flooring, window to side aspect, window to front aspect.

Bedroom Two

12' 4" x 11' 9" (3.76m x 3.58m)

Two windows to rear aspect, vinyl flooring, radiator, coving to ceiling, door to:

Ensuite Shower Room

Re-fitted to comprise low flush W.C, wall mounted wash hand basin, corner shower with tiled walls, heated towel rail, extractor, spotlights, vinyl flooring, window to front aspect.

Bedroom Three

10' 9" x 8' 2" (3.28m x 2.49m)

Two windows to rear aspect, built-in wardrobes, vinyl flooring, radiator, coving to ceiling.

Bedroom Four

8' 9" x 8' 1" (2.67m x 2.46m)

Window to rear aspect, built-in storage cupboard, vinyl flooring, radiator, coving to ceiling.

Shower Room

Re-fitted to comprise low flush W.C, wall mounted hand wash basin with tiled splash backs, walk in double shower with rainfall shower attachment and tiled walls, heated towel rail, extractor, window to rear aspect.

Outside

Front - Gravelled driveway providing off-road parking for multiple vehicles, endosed by wooden panelled fencing and low brick walling, two outside taps with access through to:

Single Garage - Electric roller garage door, fridge/freezer space, work surfaces, Velux skylight, spotlights, bi-fold doors to rear aspect

Outside toilet - Low flush W.C, wall mounted hand wash basin, tiled flooring, window to side aspect, extractor, spotlights.

Rear - Landscaped to comprise large tiered block paved patio area featuring covered brick built BBQ/cook station with wood store, stylish water feature, outside tap, extensive main lawn with borders stocked with a wide variety of trees, shrubs, bushes and flowers, gated side pedestrian access with decorative stone pathway, enclosed by wooden panelled fencing, the garden measures approx 155ft in length.

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 2024/2025).

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.

