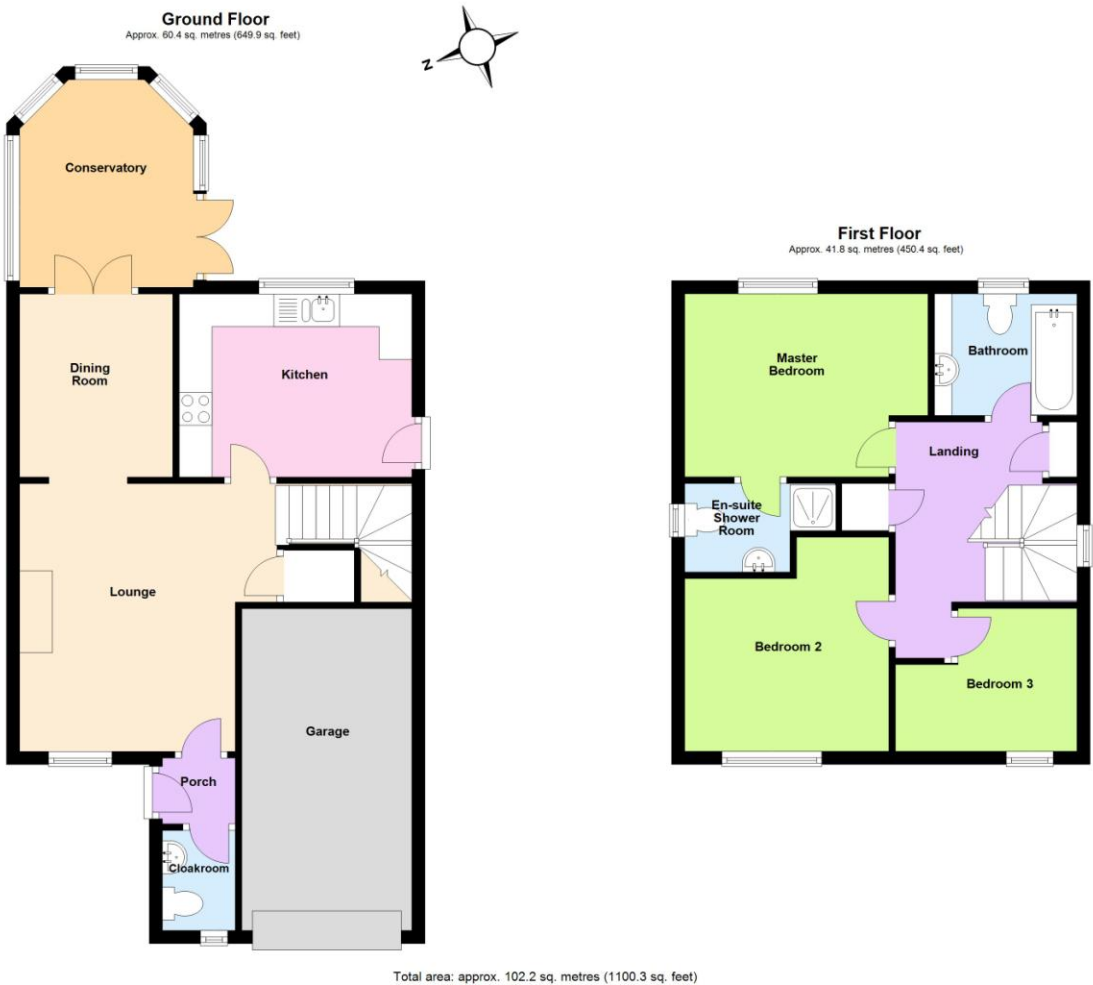


# Holbush Way Irthlingborough

richard james

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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.

Holbush Way Irthlingborough NN9 5EP  
Freehold Price 'Offers in the region of' £220,000

**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





Situated off Finedon Road and offered with no upward chain is this modern three bedroomed detached property with features to include gas radiator central heating, uPVC double glazing, modern kitchen, bathroom and en suite shower room and offers off road parking for two cars with potential for extra parking subject to necessary permission. The accommodation briefly comprises porch, cloakroom, lounge, dining room, conservatory, three bedrooms with en suite shower room to master, bathroom, front and rear gardens, single integral garage and a driveway.

Entry via part-glazed front door through to:

**Entrance Porch**

Radiator, vinyl flooring, doors to:

**Cloakroom**

Comprising of low flush W.C, vanity sink with cupboard under, tiled splash backs, radiator, window to front aspect.

**Lounge**

13' 4" x 12' 9" narrowing to 11' 0 (4.06m x 3.89m)  
Window to front aspect, two radiators, dado rail, feature fireplace with raised hearth, laminate flooring, under stairs storage cupboard, stairs rising to first floor landing, TV point, archway through to:

**Dining Room**

9' 2" x 7' 7" (2.79m x 2.31m)  
Laminate flooring, radiator, French door through to:

**Conservatory**

10' 5" max x 8' 8" (3.18m x 2.64m)  
Off-brick and uPVC construction with Perspex roof, tiled floor, French door to side aspect.

**Kitchen**

11' 8" x 9' 2" (3.56m x 2.79m)  
Refitted to comprise stainless steel one and half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, stainless steel built-in oven, four ring gas hob and extractor over, fridge/freezer space, radiator, part-glazed door to side aspect, window to rear aspect, wall mounted gas boiler serving domestic hot water and central heating systems, plumbing for washing machine, vinyl flooring.

**First Floor Landing**

Window to side aspect at half landing, radiator, airing cupboard housing water cylinder with shelving over, loft access, further storage cupboard, doors to:

**Bedroom One**

12' 8" max narrowing to 10' 0 x 9' 4" (3.86m x 2.84m)  
Window to rear aspect, radiator, picture rail, door through to:

**Ensuite Shower Room**

Refitted suite comprising low flush W.C, pedestal hand wash basin with shower cubicle, shaver point, chrome towel rail, window to side aspect, extractor, vinyl flooring.

**Bedroom Two**

10' 4" x 10' 7" max into wardrobe recess (3.15m x 3.23m)  
Window to front aspect, radiator.

**Bedroom Three**

7' 5" max x 9' 2" max (2.26m x 2.79m)  
Window to front aspect, radiator.

**Bathroom**

Refitted to comprise low flush W.C, pedestal hand wash basin, panelled bath with chrome shower attachment, window to rear aspect, chrome towel rail, shaver point.

**Outside**

Front - Mainly lawned with border stocked with bushes and mature trees, driveway providing off-road parking for 2 cars leading to:

Single integral garage - Up and over door.

Rear - Garden comprises paved patio with outside water tap, gated side pedestrian access, mainly graved with border stocked with bushes, further half circular paved patio, fish pond with rockery, garden is enclosed by wooden panelled fencing.

**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 C (£2,164 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](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.**

