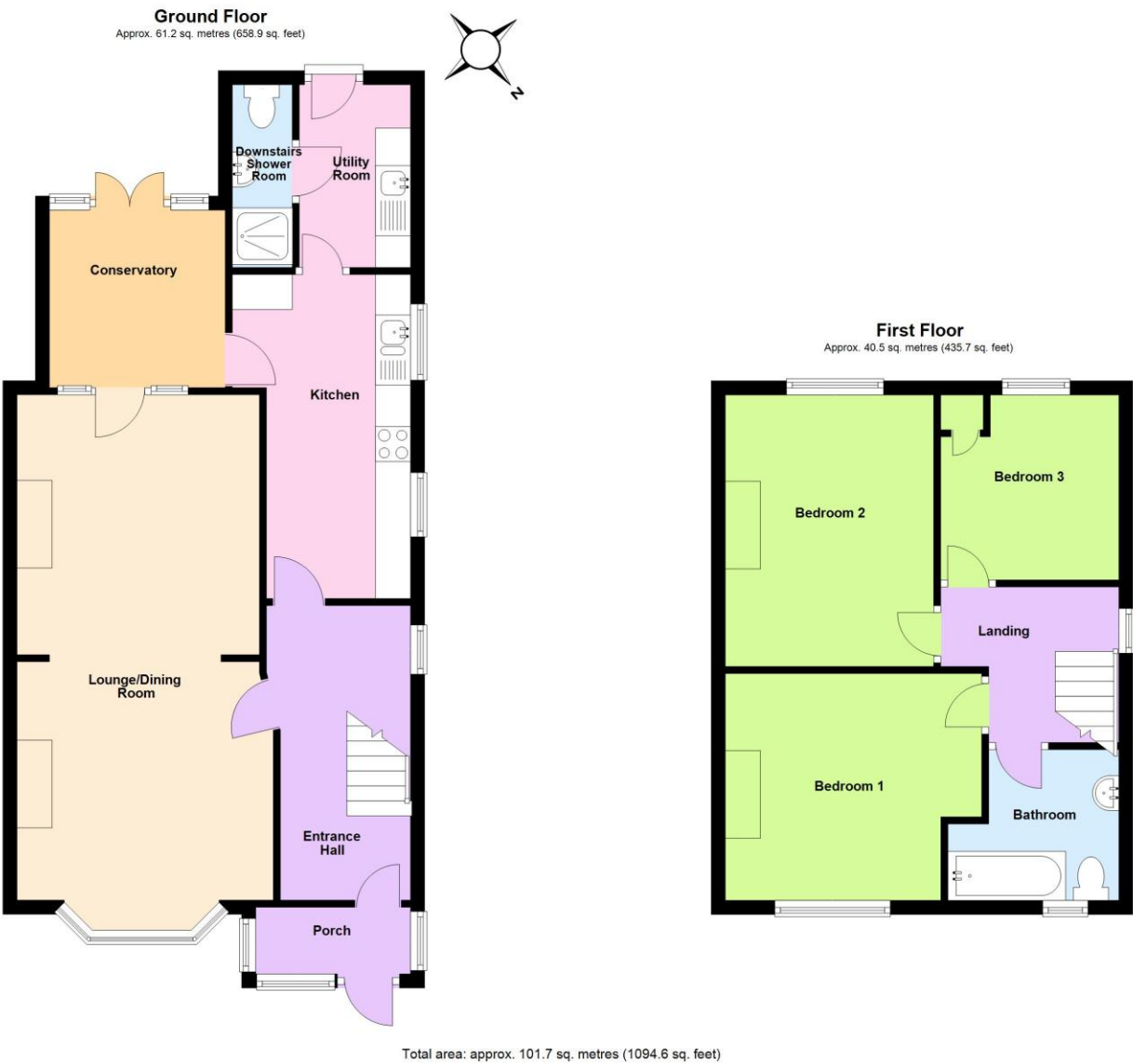


Finedon Road, Irthlingborough

richard james

www.richardjames.net



Finedon Road Irthlingborough NN9 5TY

Freehold Price 'Offers in excess of' £250,000

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 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.

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 areas is this mature bay fronted three bedroomed semi detached property with features to include gas radiator central heating, uPVC double glazing, modern kitchen with integrated appliances and offers a 25ft lounge/dining room and off road parking. The accommodation briefly comprises porch, entrance hall, lounge/dining room, conservatory, kitchen, utility room, down stairs shower room, first floor landing, three bedrooms, bathroom, rear garden and a driveway.

Entry via glazed door with side screen through to:

Porch

Windows to both sides, further part-glazed door through to:

Entrance Hall

Stairs rising to first floor landing, radiator, window to side aspect, coving to ceiling, doors to:

Lounge/Dining Room

25' 0" into bay x 12' 2" narrowing to 11' 4" (7.62m x 3.71m)
Lounge Area - Feature fireplace with raised hearth, TV point, telephone point, bay window to front aspect, radiator, coving to ceiling, through to:

Dining Area - Radiator, glazed door with side screens through to:

Conservatory

8' 3" x 8' 3" (2.51m x 2.51m)
Of brick/uPVC construction with Perspex roof, French door with side screens to rear aspect, radiator.

Kitchen

15' 2" x 8' 3" narrowing to 6' 7" (4.62m x 2.51m)
Fitted to comprise one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces with tiled splash backs, integrated appliances comprising stainless steel oven with four ring electric hob and extractor over, two windows to side aspect, radiator, glazed door to side through to conservatory, two windows to side aspect, coving to ceiling, further glazed door through to:

Utility Room

8' 7" x 5' 1" (2.62m x 1.55m)
Fitted to comprise stainless steel single drainer sink unit with cupboard under, a range of eye level units with work surfaces, tiled splash backs, further glazed door to rear aspect, plumbing for washing machine, radiator, door through to:

Downstairs Shower Room

Comprising low flush W.C, pedestal hand wash basin with shower cubicle, tiled splash backs, extractor, window to side aspect, radiator, spotlights to ceiling.

First Floor Landing

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

Bedroom One

10' 8" x 12' 2" (3.25m x 3.71m)
Window to front aspect, radiator, coving to ceiling.

Bedroom Two

12' 1" x 9' 9" (3.68m x 2.97m)
Window to rear aspect, radiator, coving to ceiling.

Bedroom Three

8' 8" x 8' 5" (2.64m x 2.57m)
Window to rear aspect, radiator, cupboard housing wall mounted gas boiler serving domestic hot water and central heating systems, coving to ceiling.

Bathroom

Three piece suite comprising low flush W.C, pedestal hand wash basin, panelled bath with mixer tap and shower attachment over, tiled splash backs, window to front aspect, chrome towel rail, coving to ceiling.

Outside

Front - Mainly gravelled providing off-road parking.

Rear - Comprising paved patio with side gated pedestrian access, steps up to main lawn, in need of some cultivation 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 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.

