

Finedon Road, Irthlingborough

richard james

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Total area: approx. 164.9 sq. metres (1774.5 sq. feet)



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 'Offers in excess of' £500,000

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 mature bay fronted four bedroomed detached property situated in this highly regarded tree lined street featuring a two storey extension that substantially improves the accommodation over both floors to include a 27ft x 23ft open plan kitchen/family room and a very generous plot with the rear garden measuring approx.138ft in length. Benefits include gas radiator central heating, refitted kitchen with island and wide range of integrated appliances, replacement uPVC double glazing and offers a 68ft driveway providing off road parking for up to six cars. The accommodation briefly comprises entrance hall, lounge, open plan kitchen/dining/family room, home office, utility room, cloakroom, four bedrooms with en-suite shower room to master family, family bathroom, front and rear gardens, single detached garage and a driveway.

Entry via uPVC part-glazed front door through to:

Entrance Hall

Stairs rising to first floor landing, radiator, under stairs storage cupboard, LVT vinyl flooring, coving to ceiling, door through to:

OPEN PLAN KITCHEN/DINING ROOM

27' 3" max x 23' 2" (8.31m x 7.06m)

Refitted to comprise inset single bowl sink unit with cupboard under, a range of eye and base level units providing quartz worktops, built-in double ovens, two fridge/freezers,dishwasher, induction hob, pan draws, larder unit with pull out drawers, LVT vinyl flooring, window to rear aspect with french door, wine fridge, concealed bin storage, spotlights and coving to ceiling, island with further pan draws and storage cupboards under, breakfast bar,

Dining Area - Radiator, LVT vinyl flooring, spotlights and coving to ceiling, two windows to side aspect, two radiators, glazed double doors to:

Lounge

14' 3" max into bay x 11' 9" max into chimney breast recess (4.34m x 3.58m)

Bay window to front aspect, radiator, solid fuel burner with wooden mantel and raised hearth, further window to side aspect, coving to ceiling, TV point.

Office

11' 2" max x 7' 9" (3.4m x 2.36m)

Two windows to front aspect, radiator, LVT vinyl flooring, built-in desk with fitted shelving.

Utility Room

8' 6" x 6' 5" (2.59m x 1.96m)

Fitted to comprise stainless steel single drainer sink unit with cupboard under, a range of eye and base level units with work surfaces, tiled splash backs, plumbing for washing machine, space for tumble dryer, door and window to rear aspect, double radiator, tiled flooring, door through to:

Cloakroom

Comprising pedestal hand wash basin with low flush W.C, with tiled splash backs, tiled floor, radiator, window to side aspect, extractor fan.

First Floor Landing

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

Bedroom One

21' 2" max x 14' 1" max narrowing to 10' 0" (6.45m x 4.29m)

Two windows to rear aspect, two radiators, coving to ceiling, fitted triple wardrobe with inset over head lighting, door through to:

Ensuite Shower Room

Refitted to comprise low flush W.C, pedestal hand wash basin, walk in double shower cubicle with chrome shower, extractor, heated chrome towel rail, window to side aspect, spotlights to ceiling, tiled flooring.

Bedroom Two

14' 0" x 8' 9" max (4.27m x 2.67m)

Window to rear aspect, radiator, coving to ceiling.

Bedroom Three

11' 3" x 11' 9" into chimney breast recess (3.43m x 3.58m)

Two windows to front aspect, radiator, fitted wardrobe to chimney breast recess, TV point, coving to ceiling, door through to:

Dressing Room

5' 9" x 5' 8" (1.75m x 1.73m)

Potential ensuite shower room, window to front aspect, radiator, laminate flooring, spotlights to ceiling.

Bedroom Four

12' 2" x 8' 2" (3.71m x 2.49m)

Two windows to side aspect, radiator, coving to ceiling, TV point.

Family Bathroom

Comprising pedestal hand wash basin, low flush W.C, panelled bath with shower attachment, heated chrome towel rail, shaver point, spotlights to ceiling, wall mounted extractor, window to

side aspect.

Outside

Front - Front garden is mainly gravelled, enclosed by privet hedge with mature tree, driveway measures approx 68ft in length providing off road parking for numerous vehicles, leading to a brick detached garage with up and over door with power and light connected.

Rear - Comprises paved patio with outside water tap, gated side pedestrian access, courtesy door through to garage, extensive lawn with border stocked with various bushes, wooden shed, greenhouse, various mature trees, garden is enclosed by wooden panelled fencing, garden is approx 138ft in length.

Material Information

The tenure of this property is freehold.

Energy Performance Rating

This property has an energy rating of C. 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 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.

