



Total area: approx. 107.8 sq. metres (1159.8 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.

## Mountfield Road Irthlingborough NN9 5SY

### Freehold Price 'Offers in excess of' £280,000

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 surveyor's 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.

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27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irthlingborough Office**   
28 High Street Irthlingborough  
Northants NN9 5TN  
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**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480



Situated in a cul de sac within the popular 'Knightland's' estate is this extended and established four bedroomed semi detached property featuring an extension to the side to provide a 16ft bedroom with the property offering approx. 1159 square feet of living space and in addition an oversized 19ft garage. Further benefits include gas radiator central heating, uPVC double glazing, integrated kitchen appliances and offers off road parking for two cars. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, four bedrooms, balcony, family bathroom, front and rear gardens, driveway, oversized garage and a utility area.

Entry via pat glazed uPVC front door with side screen through to:

#### Entrance Hall

Stairs rising to first floor landing, LVT vinyl flooring, dado rail, radiator, doors through to:

#### Lounge

13' 5" x 12' 0" max into chimney breast recess (4.09m x 3.66m)  
Window to front aspect, radiator, laminate flooring, living flame gas fire with feature surround and raised hearth, coving to ceiling.

#### Kitchen/Dining Room

18' 0" x 10' 0" (5.49m x 3.05m)(This measurement includes the area occupied by the kitchen units)  
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 stainless steel oven with four ring gas hob, extractor over, window to rear aspect, French door to rear aspect, dishwasher space, tiled floor, under stairs storage cupboard, fridge/freezer space, radiator, door to side aspect through to garage.

#### First Floor Landing

Loft access, cupboard housing water cylinder with fitted shelving, door through to:

#### Bedroom One

12' 4" narrowing to 10' 3" x 11' 1" (3.76m x 3.38m)  
Window to rear aspect, radiator.

#### Bedroom Two

12' 7" x 9' 8" max (3.84m x 2.95m)  
Window to front aspect, radiator, laminate flooring, fitted wardrobe into chimney breast recess.



#### 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 (£2,274.44 per annum. Charges for 2026/2027).

#### 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.

#### Bedroom Three

8' 8" x 8' 0" (2.64m x 2.44m)  
Window to front aspect, radiator, laminate flooring.

#### Bathroom

Fitted to comprise low flush W.C, pedestal hand wash basin, panelled bath with shower over, tiled splash backs to all walls, radiator, window to rear aspect.

#### Bedroom Four

16' 8" x 8' 1" (5.08m x 2.46m)  
Window to front aspect, radiator, door and window to rear aspect through balcony with metal railing.

#### Outside

Front - Garden is mainly laid to lawn with border stocked with bushes and central flower bed, driveway providing off-road parking for two cars leading to:

Single garage - With up and over door, measures approx 19' 3" x 8' 1", power and light connected, through to:

Utility Area - Measuring 8' 2" x 4' 9", Part glazed door and window to rear aspect, wall mounted gas boiler serving domestic hot water and central heating systems, space for tumble-dryer and plumbing for washing machine.

Rear - Comprising wooden deck, water tap, further paved patio, main lawn, borders stocked with bushes, wooden shed, garden is enclosed by wooden panelled fencing.

#### 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.**