



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.

Knightlands Road Irthlingborough NN9 5SU
 Freehold Price £245,000

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
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Rushden Office
 74 High Street Rushden
 Northants NN10 0PQ
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Offered to the market with no upward chain is this established bay fronted two bedroomed semi-detached bungalow situated on the popular 'Knightlands' estate featuring a sun room extension overlooking a well presented 65ft rear garden enjoying a private aspect from the rear. Further benefits include gas radiator central heating, uPVC double glazing, refitted kitchen, wetroom, and offers off road parking for multiple cars. The accommodation briefly comprises porch, entrance hall, two bedrooms, lounge, sun room, wetroom, kitchen, pantry, loft room, front and rear gardens, single garage, driveway.

Entry via uPVC glazed sliding doors to:

Porch

Further part-glazed door through to:

Entrance Hall

Access to loft room, radiator, meter cupboards, doors to:

Lounge

13' 9" x 11' 7" (4.19m x 3.53m)

Electric fire with feature surround, single radiator, TV point, telephone point, opening to:

Sun Room

French doors to rear aspect, double radiator, part glazed door to kitchen.

Kitchen

11' 9" x 9' 8" (3.58m x 2.95m)

Fitted to comprise ceramic one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, built in stainless steel oven, four ring gas hob, two extractor fans, plumbing for washing machine, fridge/freezer space, coving to ceiling, radiator, laminate flooring, window to side aspect, opening to:

Pantry

Door to side aspect, window to rear aspect, Storage cupboard with power, light, shelving, tumble dryer space.

Bedroom One

13' 3" x 11' 3" (4.04m x 3.43m)

Bay window to front aspect, single radiator, TV point, telephone point, large built in wardrobes.

Bedroom Two

10' 2" x 8' 8" (3.1m x 2.64m)

Window to front aspect, single radiator, TV point.

Wet Room

Fitted to comprise, pedestal hand wash basin, low flush W.C, wall mounted electric shower, seat attachment, tiled walls throughout, two windows to side aspect, storage cupboard housing combination boiler serving domestic hot water and central heating systems, extractor, radiator.

Loft Room

Fully boarded with a window to rear aspect, power and light.

Outside

Front - Paved driveway providing off-road parking for multiple vehicles, enclosed by low level brick walling via double wooden gates leading to;

Single Garage - brick construction with up and over door, power and light connected

Rear - 65ft rear garden, paved patio area, mainly lawn, borders stocked with scrubs and bushes, raised graveled area with shed space, raised planter, outside tap, power, outside light, enclosed by wooden panelled fencing and hedge enjoying a private aspect from the rear.

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.

