

# Holbush Way, Irthlingborough

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Total area: approx. 88.4 sq. metres (951.0 sq. feet)



Holbush Way Irthlingborough NN9 5EP  
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 in need of some refurbishment and cosmetic upgrading is this modern three bedroomed detached property, situated within a popular estate off Finedon Road. Benefits include gas radiator central heating, sealed unit double glazing and offers separate reception rooms, an en suite shower room to the master bedroom and off road parking for two cars. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, utility room, landing, three bedrooms with en suite shower room to master, bathroom, front and rear gardens, single garage and a driveway.

Entry via part-glazed front door through to:

**Entrance Hall**

Stairs rising to first floor landing, telephone point, radiator, laminate flooring, doors to:

**Cloakroom**

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

**Lounge**

16' 9" into bay x 12' 4" (5.11m x 3.76m)

Bay window to front aspect, two radiators, wall mounted electric fire with marble surround, TV point, archway through to:

**Dining Room**

11' 3" x 8' 0" (3.43m x 2.44m)

uPVC French door to rear aspect, radiator, laminate flooring, door through to:

**Kitchen/Breakfast Room**

16' 3" max x 11' 2" (4.95m x 3.4m)

Of 'L' Shape design, fitted to comprise one and a half bowl stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, window and French door to rear aspect, two radiators, tiled flooring, under stairs storage cupboard, gas range cooker space with extractor over, dishwasher space, door to:

**Utility Room**

6' 7" x 5' 2" (2.01m x 1.57m)

Fitted base level units with work surfaces, tiled splash backs, plumbing for washing machine, wall mounted gas boiler serving domestic hot water and central heating systems, radiator, part glazed door to side aspect, loft access, spotlights and extractor to ceiling.

**First Floor Landing**

Loft access, airing cupboard housing water cylinder with fitted shelving, doors to:

**Bedroom One**

12' 1" x 9' 1" narrowing to 8' 3" (3.68m x 2.77m)

Window to rear aspect, radiator, door to:

**Ensuite Shower Room**

Comprising low flush W.C, vanity sink with cupboard under, shower cubicle, tiled splash backs, shaver point, laminate flooring, radiator, window to side aspect, wall mounted extractor.

**Bedroom Two**

11' 2" max x 9' 0" (3.4m x 2.74m)

Window to front aspect, radiator.

**Bedroom Three**

8' 6" x 6' 9" (2.59m x 2.06m)

Window to rear aspect, radiator.

**Bathroom**

Comprising low flush W.C, vanity sink with cupboard under, panelled bath with shower attachment, tiled splash back, shaver point, wall mounted extractor, window to front aspect, radiator, laminate flooring.

**Outside**

Front - Mainly gravelled, enclosed by bushes and hedge, driveway providing off road parking for two cars leading to single detached garage with up and over door, power and light connected.

Rear - Comprises paved patio, outside water tap, gated side pedestrian access, garden is of a two tier design of mainly lawn with borders stocked with bushes and tree, enclosed by wooden panelled fencing and brick walling.

Material Information The tenure of this property is freehold.

**Energy Performance Rating**

This property has an energy rating of TBC. The full Energy Performance Certificate is available upon request.

**Council Tax**

We understand the council tax is band C (£2,163 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.**

