

Evensford Walk Irthlingborough

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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.

Evensford Walk Irthlingborough NN9 5PD
Freehold Price 'Offers in excess of' £300,000

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.

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27 Sheep Street Wellingborough
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01933 224400

Irthlingborough Office ☐
28 High Street Irthlingborough
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74 High Street Rushden
Northants NN10 0PQ
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Situated in a cul de sac within the popular 'Pinetree's' estate is this modern four bedroomed detached property offered with no upward chain with benefits to include gas radiator central heating, uPVC double glazing and offers double width off road parking, an extended double width garage and low maintenance landscaped gardens. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen, first floor landing, four bedrooms, shower room, front and rear gardens, double width garage and a driveway.

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

Entrance Hall

Stairs rising to first floor landing, radiator, under stairs storage area, laminate flooring, doors to:

Cloakroom

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

Lounge

16' 9" x 11' 2" (5.11m x 3.4m)

Box bay window to front aspect, two radiators, feature fire place with raised hearth, coving to ceiling, telephone point, TV point, double glazed doors through to:

Dining Room

10' 4" x 9' 0" (3.15m x 2.74m)

Window to rear aspect, radiator, laminate flooring, door through to:

Kitchen

10' 5" x 8' 0" (3.18m x 2.44m)(This measurement includes area occupied by the kitchen units)

Fitted to comprise stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces with tiled splash backs, integrated double oven, ceramic electric hob, extractor over, plumbing for washing machine, laminate flooring, fridge space, cupboard housing wall mounted gas boiler serving domestic hot water and central heating systems, door and window to rear aspect.

First Floor Landing

Window to front aspect, radiator, airing cupboard housing water cylinder with fitted shelving, doors to:

Bedroom One

11' 2" x 10' 0" (3.4m x 3.05m)

Window to rear aspect, radiator.

Bedroom Two

10' 2" x 10' 5" (3.1m x 3.18m)

Window to rear aspect, radiator.

Bedroom Three

10' 5" x 6' 8" (3.18m x 2.03m)

Window to rear aspect, radiator, loft access.

Bedroom Four

7' 9" x 6' 5" (2.36m x 1.96m)

Window to front aspect, radiator.

Shower Room

Fitted to comprise low flush W.C, pedestal hand wash basin, bidet, corner shower cubicle with tiled splash backs, window to front aspect, towel rail, spotlights to ceiling.

Outside

Front - Comprising mainly artificial lawn to front and side elevations stocked with various shrubs and bushes, display rockery with blocked paved driveway providing off road parking for up to two cars, leading to a double width attached garage.

Garage - Measures internally 15" 5' in width x 17" 6' in depth max. narrowing to 13" 0', remote control electric front door, power and light connected.

Rear - Extended paved patio, gated side pedestrian access, outside water tap, steps up to main artificial lawn with borders stocked with a variety of shrubs, bushes and trees, garden is enclosed by brick walling and wooden panelled fencing, courtesy door through to garage.

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 D (£2,559 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.

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.

