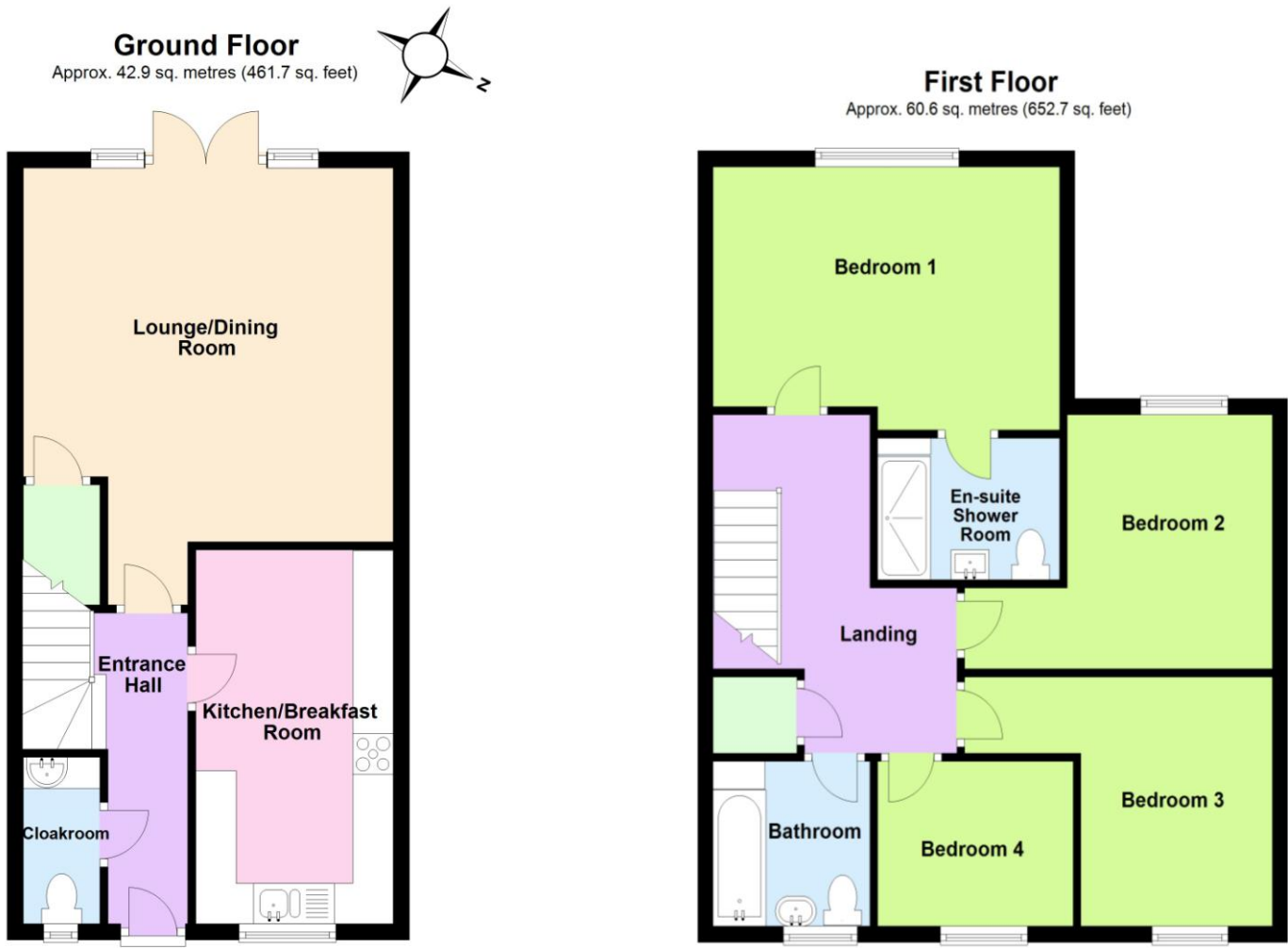


Mansfield Way Irchester

richard james

www.richardjames.net



Total area: approx. 103.5 sq. metres (1114.4 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.



Mansfield Way Irchester NN29 7DQ
Freehold Price £310,000

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



Situated in a cul de sac in the village of Irchester is this immaculate four bedroom property which is offered with no chain and benefits from a 15ft kitchen/breakfast room with a range of built in appliances, a refitted ensuite shower room to the master bedroom, a refitted bathroom and gas radiator central heating. The property further offers a refitted cloakroom, built in wardrobes to bedroom one and off road parking for two vehicles leading to a single garage. Viewing is highly recommended to appreciate the size and condition of this property. The accommodation briefly comprises entrance hall, cloakroom, lounge/dining room, kitchen/breakfast room, bedroom one with ensuite shower room, three further bedrooms, bathroom, gardens to front and rear and a single garage.

Enter via replacement entrance door.

Entrance Hall

Radiator, stairs to first floor landing, wooden floor, door to.

Cloakroom

Comprising Low flush W.C, wash hand basin set in vanity unit, towel rail, tiled floor, obscure window to front aspect.

Lounge/Dining Room

15' 2" plus door recess x 15' 0" max. (4.62m x 4.57m)
uPVC double doors to rear garden, radiator, T.V. point, wooden floor, understairs cupboard, downlights to ceiling.

Kitchen/Breakfast Room

15' 2" max. x 7' 8" max.(4.62m x 2.34m) (This measurement includes area occupied by the kitchen unit)
Comprising one and a half bowl single drainer sink unit with cupboards under, range of base and eye level units providing composite worksurface, built in electric over and gas hob with extractor fan over, integrated dishwasher, washing machine and fridge/freezer, radiator, tiled floor, cupboard housing gas fired boiler serving central heating and domestic hot water, window to front aspect, breakfast bar, downlighters to ceiling.

First Floor Landing

Radiator, access to loft space with loft ladder, boarded with light and shelving.

Bedroom One

13' 1" upto wardrobe x 10' 10" max. (3.99m x 3.3m)
Window to rear aspect, radiator, built in wall to wall wardrobes with clothes rail, shelving and lighting, door to.

Ensuite Shower Room

Refitted to comprise walk in double shower cubicle. low flush W.C., wash hand basin set in vanity unit, touch free wall mounted mirror, extractor fan, downlighters to ceiling, laminate flooring.

Bedroom Two

10' 3" x 8' 11" widening to 13' 4" (3.12m x 2.72m)
Window to rear aspect radiator.

Bedroom Three

10' 3" max. x 8' 6" widening to 13' 4" (3.12m x 2.59m)
Window to front aspect radiator.

Bedroom Four

8' 4" x 6' 11" (2.54m x 2.11m)
Window to front aspect, radiator.

Bathroom

Comprising panelled bath with shower attachment, low flush W.C., wash hand basin set in vanity unit, obscure window to front aspect, towel rail, laminate flooring, extractor fan.

Outside

Front - Various shrubs and bushes, wrought iron gate leading to off road parking for two vehicles and single garage.

Garage - Up and over door, power and light, eaves space.

Rear - Patio area, mainly stones, artificial grass, enclosed by panel fencing.

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 (£2,295.24 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.

