



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**

**Wellingborough Office**   
27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irlingborough Office**   
28 High Street Irlingborough  
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 bowel single drainer sink unit with cupboards under, range of base and eye level units providing composite worksurface, built in electric oven 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.



#### **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](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.**

