

Drayton Road, Irthlingborough

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Total area: approx. 88.3 sq. metres (950.9 sq. feet)



Drayton Road Irthlingborough NN9 5TA Freehold Price 'Offers in excess of' £230,000

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 surveyor's 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
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 situated within the popular 'Knightland's' estate is this established bay fronted three bedroomed semi detached dormer bungalow with features to include a conservatory addition to the rear and a loft conversion to provide bedroom three. Further benefits include uPVC double glazing, gas radiator central heating, refitted wet room however the property would benefit from some further refurbishment and redecoration. The accommodation briefly comprises porch, entrance hall, lounge, conservatory, kitchen/breakfast room, utility room/lean-to, three bedrooms, wet room, front and rear gardens, garage and a driveway.

Entry via uPVC front door with side screens through to:

Porch

Quarry tiled floor, further glazed door with side screens through to:

Entrance Hall

Stairs rising to first floor landing, laminate flooring, radiator, coving to ceiling, doors to:

Lounge

13' 5" max x 11' 4" (4.09m x 3.45m)
Living flame gas fire with tiled surround and raised hearth, under stairs storage cupboard, coving to ceiling, display alcove, through to:

Conservatory

11' 6" x 8' 6" (3.51m x 2.59m)
French door with side screens to rear aspect, laminate flooring, Perspex roof, radiator, though to:

Kitchen/Breakfast Room

11' 8" max x 9' 9" (3.56m x 2.97m)(This measurement includes area occupied by the kitchen units)
Fitted to comprise stainless steel single drainer sink unit with cupboard under, further range of eye and base level units providing work surfaces with tiled splash back, gas cooker space, two windows to side aspect, fridge space, plumbing for washing machine, radiator, coving to ceiling, sliding door through to:

Lean To/Utility Area

6' 8" x 6' 2" max (2.03m x 1.88m)
Window to rear aspect, door and side screen to side aspect, laminate flooring, space for tumble-dryer and fridge/freezer, Perspex roof.

Bedroom One

15' 0" max into bay x 11' 4" max into wardrobes (4.57m x 3.45m)
Bay window to side aspect, radiator, a range of fitted wardrobes to chimney breast recess, bedside tables, coving to ceiling.

Bedroom Two

10' 3" x 9' 0" (3.12m x 2.74m)
Window to front aspect, radiator, coving to ceiling.

Wet Room

Refitted to comprise wall mounted Mira shower, wall mounted hand wash basin with tiled splash backs, window to side aspect, wall mounted electric Dimplex heater, wall mounted extractor, cupboard housing wall mounted has boiler serving domestic hot water and central heating systems.

Separate W.C.

Comprising low flush W.C, window to side aspect.

First Floor Landing

Door to eaves storage, further glazed door to:

Bedroom Three

10' 4" x 10' 5" (3.15m x 3.18m)
Window to rear aspect, radiator, beams to ceiling.

Outside

Front - Garden stocked with flowers and shrubs, concrete and gravelled driveway providing off road parking for numerous vehicles leading to:

Detached garage - With power and light connected.

Rear - Comprises paved patio, steps down to main lawn, border stocked with a variety of flowers and shrubs, vegetable plot, brick built BBQ, greenhouse with power, further graveled area, enclosed by wooden panelled fencing, measures approx 60ft in length and enjoys a south facing aspect, outside water tap.

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 (£2,274 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.

