



Total area: approx. 99.1 sq. metres (1066.3 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.

Knightlands Road Irthlingborough NN9 5SU

Freehold Price 'Offers in excess of' £260,000

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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Irthlingborough Office
28 High Street Irthlingborough
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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Situated within the popular 'Knightlands' estate is this very well presented and upgraded bay fronted two bed roomed semi detached bungalow featuring uPVC double glazing, gas radiator central heating, refitted kitchen, refitted shower room and offers a uPVC conservatory, off road parking for at least four cars and a 16ft workshop/home office. The accommodation briefly comprises entrance hall, lounge, conservatory, kitchen/breakfast room, two bedrooms, two loft rooms, shower room, front and rear gardens, workshop/home office and a driveway.

Enter via composite front door with side screens to:

Entrance Hall

Meter cupboard, radiator, access with ladder to loft rooms, coving to ceiling, doors to:

Lounge

13' 4" x 11' 3" (4.06m x 3.43m)

French door with side screens to rear aspect, feature fireplace with wooden mantle, radiator, coving to ceiling.

Conservatory

9' 5" x 8' 5" (2.87m x 2.57m)

Of uPVC construction, radiator, perspex roof, door to rear aspect leading to garden.

Kitchen/Breakfast Room

15' 2" max. x 9' 9" (4.62m x 2.97m) (This measurement includes area occupied by the kitchen units)

Refitted 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, panelled splash backs, range cooker space with extractor over, window to both sides, dishwasher space, space for tumble dryer, American fridge/freezer space, vinyl flooring, plumbing for washing machine, radiator, door to rear aspect.

Bedroom One

14' 9" into bay x 11' 3" max. into wardrobes (4.5m x 3.43m)

Bay window to front aspect, radiator, fitted wardrobes to chimney breast recesses, coving to ceiling.

Bedroom Two

10' 3" x 9' 0" (3.12m x 2.74m)

Window to front aspect, radiator, coving to ceiling.

Shower Room

Refitted to comprise low flush W.C., vanity sink with cupboard under, double shower cubicle, tiled splash backs, chrome towel rail, tiled flooring, two windows to side aspect, cupboard housing wall mounted gas boiler serving domestic hot water and central heating systems.

Loft

Room One

14' 0" max x 9' 7" (4.32m x 2.92m)

Window to side aspect, storage to eaves, door to:

Room Two

14' 0" x 9' 2" (4.27m x 2.79m)

Window to rear aspect, storage to eaves.

Outside

Front - Gravelled, concrete driveway providing off road parking for up to four cars, double wooden gates to covered storage, outside tap and power, leading to;

Workshop/Home Office - Of wooden/composite insulated construction, measuring 15'9" x 8'4", power and light connected, ethernet connection.

Rear - Covered patio, steps up to main lawn with raised border stocked with shrubs and bushes, wooden shed measuring 11' x 5' 3", further paved patio, wooden pergola, greenhouse, enclosed by wooden panelled fencing. Garden measures 43ft in length and enjoys a private aspect from the rear.

Material Information

The tenure of this property is freehold.

Energy Performance Rating

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

Council Tax

We understand the council tax is band B (£1,893 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.

