



Total area: approx. 108.7 sq. metres (1170.3 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.

**Elizabeth Way Irthlingborough NN9 5LE**  
**Freehold Price £299,950**

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**   
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**Rushden Office**   
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**Welcome to the market is this modern very well presented three/four bed roomed link detached property situated in a cul-de-sac on the popular 'Pinetrees' estate, and extended to provide a generous sized dining room and converted garage offering a fourth bedroom or home office. Further benefits include gas radiator central heating, uPVC double glazing, refitted shower room, built-in wardrobes to master bedroom, wrap around rear garden and off road parking for multiple cars. The accommodation briefly comprises, entrance hall, lounge, kitchen, dining room, cloakroom, converted garage -bedroom four/home office, three bedrooms, shower room, front and rear gardens, driveway.**

Entry via part-glazed front door through to:

**Entrance Hall**

Stairs rising to first floor landing, windows to front and side aspect, radiator, coving to ceiling, door to:

**Lounge**

13' 5" narrowing to 10' 6" x 15' 8" narrowing to 9' 0" (4.09m x 4.78m)

Window to front aspect, gas fireplace with feature surround, door to under stairs storage cupboard, TV and telephone points, radiator, laminate flooring, coving to ceiling, double doors to:

**Kitchen**

16' 9" x 9' 6" (5.11m x 2.9m)(This measurement includes area occupied by the kitchen units)

Fitted to comprise stainless steel one and half bowl sink drainer unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, cooker space, extractor, plumbing for washing machine, tumble dryer space, fridge/freezer space, concealed wall mounted gas boiler serving domestic hot water and central heating systems, coving to ceiling, spotlights, tiled flooring, sliding doors to:

**Dining Room**

15' 8" x 8' 3" (4.78m x 2.51m)

French doors to rear aspect, window to rear aspect, two velux windows, radiator, tiled flooring, door to:

**Rear Lobby**

Door to rear aspect, doors to:

**Cloakroom**

Re-fitted to comprise low flush W.C, vanity sink unit with cupboard under, tiled splash backs, heated towel rail, tiled flooring, window to rear aspect.

**Converted Garage**

8' 0" x 16' 5" (2.44m x 5m)

Door to front aspect, window to front aspect, radiator, internet point, power and light connected.

**First Floor Landing**

Loft access, door to airing cupboard with shelves and rail, coving to ceiling doors to:

**Bedroom One**

13' 6" x 9' 7" (4.11m x 2.92m)

Window to rear aspect, built-in storage cupboards, radiator, coving to ceiling.

**Bedroom Two**

8' 0" x 12' 0" (2.44m x 3.66m)

Window to rear aspect, radiator, TV point, coving to ceiling.

**Bedroom Three**

10' 3" narrowing to 6' 8" x 6' 9" narrowing to 3' 7" (3.12m x 2.06m)

Window to front aspect, radiator, internet point, access to storage cupboard.

**Shower Room**

Re-fitted to comprise, low flush W.C, pedestal hand wash basin, walk in double shower cubicle with chrome shower attachment, glass screen, hand rail, heated towel rail, spotlights, extractor, tiled walls throughout, tiled flooring, window to rear aspect.

**Outside**

Front - Tarmac driveway and gravel providing off road parking for up to three cars, access to single converted garage.

Rear - Wrap around garden, Mainly lawn, border stocked with shrubs and bushes, further composite decking area, border stocked with decorative slate tiling, large wooden shed, outside tap, solar floor and wall lights, enclosed by wooden panel fencing and brick walling, rear and side gated pedestrian access.

**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](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.**

