



Total area: approx. 143.8 sq. metres (1547.3 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.



**Station Road Irthlingborough NN9 5QD**  
**Freehold Price 'Offers in excess of' £500,000**

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 estateagents 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 to the market with no upward chain and situated upon a generous plot is this mature double bay fronted four bedrooomed detached property located in an elevated position in close proximity to High Street shops and amenities. The property underwent a major refurbishment in 2020 to include installation of a gas radiator central heating system, replacement uPVC double glazing throughout, refitted kitchen with integrated appliances, refitted sanitary ware throughout, re-plastered, rewired, redecorated and carpets/flooring fitted. Please note the majority of the garden is in need of cultivation/landscaping. The property offers vehicular access via Eastfield Road providing off road parking for many cars plus possible garage space (subject to planning). The accommodation comprises entrance hall, cloakroom, lounge, dining room,**

Entry via part-glazed composite front door through to:

#### Entrance Hall

Stairs rising to first floor landing, radiator, window to rear aspect, original mozaic flooring, spotlights to ceiling, door to side aspect to rear garden, doors to:

#### Cloakroom

Refitted two peice suite comprising low flush W.C, vanity sink with cupboard under, tiled flooring, chrome towel rail, spotlights to ceiling, extractor.

#### Lounge

16' 7" max into bay x 12' 7" into chimney breast recess(5.05m x 3.84m)

Bay window to front aspect, further window to side aspect, radiator, spotlights to ceiling, TV point, telephone point.

#### Dining Room

15' 0" max into bay x 12' 8" into chimney breast recess(4.57m x 3.86m)

Bay window to front aspect, radiator, spotlights to ceiling, brick fireplace recess.

#### Kitchen/Breakfast Room

21' 2" x 11' 6" (6.45m x 3.51m)

Refitted to comprise inset one and half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, integrated appliances comprising double oven, ceramic five ring electric hob, extractor over, dishwasher, two wine racks, American style fridge/freezer space, tiled floor, window to side aspect, French door to side aspect, spotlights to ceiling, breakfast bar, under floor heating, door to:

#### Utility Room

5' 2" x 4' 8" (1.57m x 1.42m)

Comprising eye level units, work surface, plumbing for washing machine, space for tumble dryer, radiator, window to side aspect, tiled flooring, spotlights to ceiling.



#### Outside

Front - Gravelled with paved pathway, enclosed by brick and stone walling

Rear - Comprises paved patio with outside water tap, gated access pedestrian to both sides, main lawn, enclosed by stone walling and wooden panelled fencing, gate through to further large area of unmade land which is in need of some cultivation enclosed by brick walling and wooden panelled fencing, measuring approx. 87ft max in width x 96ft max in length with vehicular access via Eastfield Road leading to concrete driveway providing off-road parking for numerous vehicles with potential garage space (subject to planning).

#### Material Information

The tenure of this property is freehold.

#### 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 (£2,434 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.

