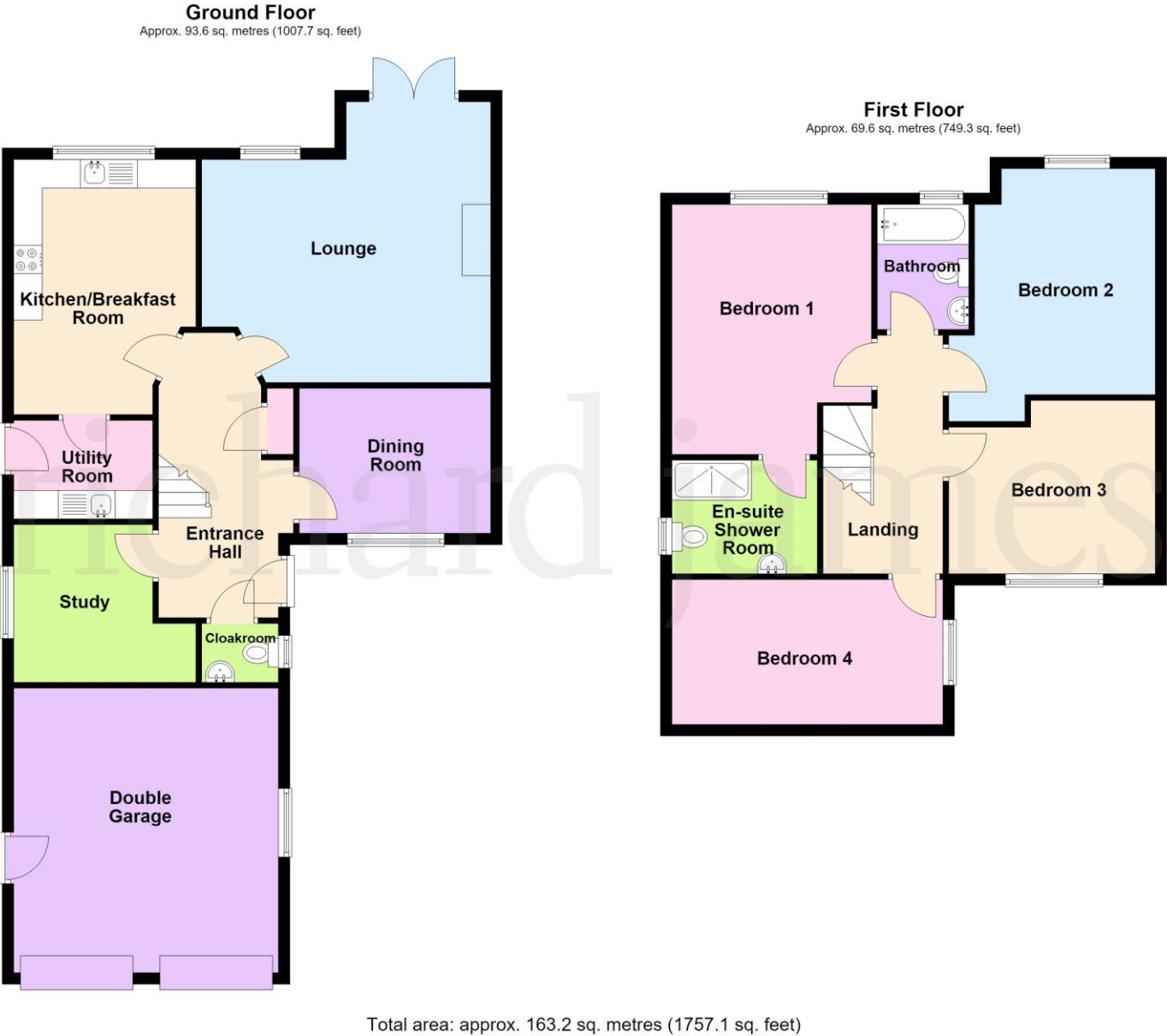


Alexander Court Irchester

richard james

www.richardjames.net



Alexander Court Irchester NN29 7EL

Freehold Price £400,000

Wellingborough Office ☐
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



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 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.

Situated in a cul de sac and local to most amenities is this four bedroom detached property which benefits from three reception rooms, uPVC double glazed doors and windows, a refitted ensuite shower room to the master bedroom, a 14ft x 10ft kitchen/breakfast room with a range of built in appliances and gas radiator central heating. The property further offers a cloakroom, burglar alarm system, four double bedrooms, the fourth bedroom being 14ft, a west facing rear garden, air conditioning and a double garage. Viewing is highly recommended. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, study, kitchen/breakfast room, utility room, master bedroom with ensuite shower room, three further bedrooms, bathroom, gardens to front and rear and a double garage.

Enter via entrance door.

Entrance Hall

Stairs to first floor landing, radiator, laminate flooring, built in cupboard, door to.

Cloakroom

Comprising low flush W.C., wash hand basin, obscure glazed window to side aspect, radiator, laminate flooring.

Lounge

16' 8" max x 16' 1" max (5.08m x 4.9m)
Feature fireplace with coal effect gas fire, T.V. point, uPVC double door to rear garden, two radiators, laminate flooring, window to rear aspect.

Dining Room

11' 0" x 7' 8" (3.35m x 2.34m)
Window to front aspect, radiator, laminate flooring.

Study

10' 0" narrowing to 7' 4" x 8' 0" (3.05m x 2.44m)
Window to side aspect, radiator, laminate flooring, air conditioning unit.

Kitchen/Breakfast Room

14' 10" max x 10' 6" max (4.52m x 3.2m) (This measurement includes area occupied by the kitchen units)
Comprising one and a half bowl single drainer sink unit with cupboards under, range of base and eye level units providing work surfaces, built in electric double oven with extractor fan over, integrated dishwasher, window to rear aspect, radiator, laminate flooring, space for fridge/freezer, door to.

Utility Room

Comprising single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, plumbing for washing machine, space for tumble dryer, laminate flooring, radiator.

First Floor Landing

Radiator, access to loft space, doors to.

Bedroom One

14' 7" max x 11' 5" max (4.44m x 3.48m)
Window to rear aspect, radiator, freestanding double wardrobes with clothes rail with two drawers, air conditioning vent.

Ensuite Shower Room

Comprising double enclosure shower cubicle, wash hand basin set in vanity unit, low flush W.C., obscure glazed window to side aspect, extractor fan, towel rail, downlights to ceiling.

Bedroom Two

13' 0" plus recess x 10' 2" plus door recess (3.96m x 3.1m)
Window to rear aspect, radiator, air conditioning vent.

Bedroom Three

12' 0" max x 11' 0" max (3.66m x 3.35m)
Window to front aspect, radiator.

Bedroom Four

14' 8" max x 8' 3" max (4.47m x 2.51m)
Window to front aspect, radiator.

Bathroom

Comprising panelled bath with shower attachment, low flush W.C., wash basin set in vanity unit, obscure glazed window to side aspect, extractor fan, radiator.

Outside

Front - Laid to lawn, shrubs, EV charger, double width driveway leading to.

Double garage - Twin electric up and over door, power and light, wall mounted gas fired boiler serving central heating and domestic hot water, hot water cylinder, obscure glazed window to side aspect, eaves space.

Rear - Resin patio running down side of property, mainly laid to lawn, various shrubs, plants and bushes, wooden shed, water tap, pedestrian gated access, panelled fencing.

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 E (£2,950 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.

