



Total area: approx. 113.8 sq. metres (1224.9 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.

Laywood Way Irthlingborough NN9 5RP Freehold Price 'Offers in excess of' £325,000

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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Situated in a cul de sac within the popular 'Pinetree's' estate is this well presented four bed roomed detached property featuring a generous sized plot and enjoying a private aspect from the rear. Benefits include gas radiator central heating, uPVC double glazing, modern kitchen, modern shower room and offers separate reception rooms, a further 12ft x 13ft sun room, off road parking for two cars and a generous sized rear garden enjoying a private aspect from the rear. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, sun room, kitchen, four bedrooms with en suite shower room to master, family shower room, front and rear gardens, garage and a driveway.

Enter via part glazed uPVC front door to:

Entrance Hall

Stairs rising to first floor landing, radiator, laminate flooring, courtesy door to garage, doors to:

Cloakroom

Comprising low flush W.C., wall mounted wash hand basin with tiled splash back, tiled floor, radiator, window to side aspect.

Lounge

15' 0" x 10' 8" (4.57m x 3.25m)

Window to front aspect, radiator, electric fire with feature surround, T.V. point, laminate flooring, glazed double doors to:

Dining Room

10' 7" x 8' 8" (3.23m x 2.64m)

Radiator, laminate flooring, sliding patio door through to:

Sun Room

12' 6" x 13' 2" (3.81m x 4.01m)

Off brick and uPVC construction with insulated solid roof, French door to side aspect, laminate flooring, TV point, power points, spotlights to ceiling.

Kitchen

12' 5" x 8' 8" (3.78m x 2.64m)

Fitted to comprise stainless steel single drainer sink unit with cupboard under, a range of base and eye level units providing work surfaces with tiled splash backs gas cooker space, space for dishwasher, plumbing for washing machine, window to rear aspect, part glazed door to side aspect, under stairs storage cupboard, tiled flooring, breakfast bar, radiator, fridge space, extractor hood.

First Floor Landing

Window to side aspect at half landing, loft access, airing cupboard housing water cylinder and shelving, doors to:

Bedroom One

12' 8" x 12' 1" (3.86m x 3.68m)

Window to front aspect, radiator, range of fitted wardrobes with cupboard, drawers and bed side tables, door to:

Ensuite Shower Room

Comprising low flush W.C., pedestal wash hand basin with tiled splash backs, shower cubicle, radiator, window to side aspect.

Bedroom Two

10' 6" x 8' 5" (3.2m x 2.57m)

Window to front aspect, radiator, a range of fitted wardrobes.

Bedroom Three

11' 11" narrowing to 8' 5" x 9' 1" (3.63m x 2.77m)

Window to rear aspect, radiator, fitted wardrobe with overhead storage lockers.

Bedroom Four

9' 1" narrowing to 7' 4" x 9' 1" (2.77m x 2.77m)

Window to rear aspect, radiator, range of fitted wardrobes.

Bathroom

Comprising low flush W.C., pedestal wash hand basin, double shower cubicle with chrome shower over, tiled splash backs, window to rear aspect, radiator, fitted chrome and glass shelving.

Outside

Front - Lawn with slate border stocked with bushes, driveway providing off road parking for two cars leading to:

Single Integral Garage - Up and over door, power and light connected, wall mounted gas boiler serving domestic hot water and central heating systems, window to side aspect, fitted work bench and shelving.

Rear - Paved patio, outside tap, main lawn with border stocked with bushes, gated rear pedestrian access, two wooden sheds, outside power point. Garden enjoys a private aspect from the rear and is enclosed by wooden panelled fencing.

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 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

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.

