



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.



Middle Grass Irthlingborough NN9 5TW
Freehold Price 'Offers in excess of' £230,000

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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27 Sheep Street Wellingborough
Northants NN8 1BS
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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 in a cul de sac within a popular estate located just off Finedon Road is this modern three bed roomed semi detached property constructed by Barratt Homes with benefits to include gas radiator central heating, uPVC double glazing, refitted cloakroom, refitted shower room and offers a conservatory addition to the rear, off road parking for two cars and a low maintenance rear garden. The accommodation briefly comprises porch, cloakroom, lounge, kitchen, conservatory, three bedrooms, shower room, front and rear gardens, workshop, store and a driveway.

Entry via uPVC front door through to:

Porch

Window to side aspect, radiator, tiled flooring, doors to:

Cloakroom

Refitted to comprise low flush W.C, vanity sink with draws under, tiled splash backs, tiled flooring, radiator, window to front aspect.

Lounge

15' 8" max x 14' 6" max (4.78m x 4.42m)

Stairs rising to first floor landing, window to front aspect, radiator, laminate flooring, under stairs storage cupboard, coving to ceiling, further radiator, TV point, door through to:

Kitchen

14' 6" x 8' 3" (4.42m x 2.51m)(This measurement includes area occupied by the kitchen units)

Comprising one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces with tiled splash backs, electric cooker space, plumbing for washing machine, slim line dishwasher space, space for tumble dryer, American fridge/freezer space, tiled flooring, window and French door to rear aspect, coving to ceiling, through to:

Conservatory

13' 1" max x 7' 5" (3.99m x 2.26m)

French door to garden, power points, Perplex roof.

First Floor Landing

Window to side aspect, loft access, doors through to:

Bedroom One

13' 4" x 8' 5" (4.06m x 2.57m)

Window to front aspect, radiator, coving to ceiling.

Bedroom Two

10' 8" x 8' 5" max (3.25m x 2.57m)

Window to rear aspect, radiator, coving to ceiling.



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.

Bedroom Three

10' 2" max narrowing to 7' 3" x 5' 8" (3.1m x 1.73m)

Window to front aspect, storage cupboard.

Shower Room

Refitted to comprise low flush W.C, vanity sink with cupboard under, shower cubicle with chrome shower, fully tiled walls, tiled flooring, shaver point, spotlights to ceiling, window to rear aspect.

Outside

Front - Tarmac and gravelled driveway providing off road parking for 2/3 cars, enclosed by picket fencing.

Rear - Of low maintenance design, mainly paved and gravelled, artificial lawn, outside water tap, raised borders stocked with shrubs and bushes, enclosed by wooden panelled fencing, sliding door through to covered area providing space for jacuzzi or dry storage with perspex roof.

Workshop - measures 11' 8" x 6' 3" - Light and power connected, further door through to

Store - measures 10' 2" x 6' 3", door to front through to driveway, light connected.

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 B (£1,990 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.

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.