



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.

Brawn Close Irthlingborough NN9 5HG
Freehold Price £315,000

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 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 on the southern outskirts of the popular 'Pinetree's estate' is this well presented modern four bedroomed detached property with benefits to include modern kitchen, modern bathroom, uPVC double glazing, gas radiator central heating and offers built-in storage to three bedrooms, a sun room, single garage and driveway providing off road parking for three cars. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, utility room, cloakroom, sun room, four bedrooms withensuite shower room, family bathroom, gardens to front and rear, garage and driveway.

Enter via front door with side screen to:

Entrance Hall

Stairs rising to first floor landing, radiator, LVT vinyl flooring, door to:

Lounge

15' 3" into bay x 12' 4" (4.65m x 3.76m)

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

Dining Room

9' 8" x 9' 4" (2.95m x 2.84m)

Radiator, LVT vinyl flooring, sliding patio door to:

Sun Room

10' 1" x 7' 8" (3.07m x 2.34m)

Of brick/wooden double glazed construction, tiled roof, wooden style laminate flooring, wall mounted electric heater, power and light connected, french door to garden.

Kitchen

10' 10" x 9' 8" (3.3m x 2.95m)

Fitted to comprise stainless steel circular bowl and drainer sink unit with cupboard under, a range of base and eye level units providing work surfaces, tiled splash backs, tiled floor, built in dish washer (not working), space for fridge/freezer, cooker space, under stairs storage cupboard, LED kickboard lighting, chrome heated towel rail/radiator, window to rear aspect, tiled floor, door to:

Utility Room

5' 10" x 4' 2" (1.78m x 1.27m)

Fitted to comprise base level unit providing work surfaces, tiled splash backs, plumbing for washing machine, window to rear aspect, door to side aspect, tiled floor, door to:

Cloakroom

Comprising low flush W.C., pedestal wash hand basin, radiator, vinyl floor, window to side aspect.

First Floor Landing

Loft access, airing cupboard with water cylinder and shelving, doors to:

Bedroom One

18' 11" x 7' 9" (5.77m x 2.36m)

Window to front aspect, double radiator, telephone point, T.V. point, LVT vinyl flooring, door to:

Ensuite Shower Room

Fitted to comprise low flush W.C., vanity sink unit with glass bowl, tiled splash backs, corner shower cubicle, radiator, vinyl flooring, window to rear aspect, extractor.

Bedroom Two

10' 10" x 8' 6" (3.3m x 2.59m)

Window to front aspect, radiator, built in double wardrobe, T.V. point.

Bedroom Three

9' 1" x 8' 8" (2.77m x 2.64m)

Window to rear aspect, radiator, built in double wardrobe, T.V. point.

Bedroom Four

9' 0" max x 7' 0" (2.74m x 2.13m)

Window to front aspect, radiator, built in cupboard, telephone point.

Family Bathroom

Fitted to comprise low flush W.C., pedestal wash hand basin, panelled bath with shower attachment, tiled splash backs, window to rear aspect, radiator, extractor.

Outside

Front - Block paved driveway providing off road parking for three cars leading to,;

Garage - Remote controlled door, (currently not working) power and light connected.

Rear - Paved patio, outside tap, slate and stone border, steps up

to main lawn with borders stocked with a wide selection of flowers, bushes and shrubs, gated side pedestrian access, courtesy door to garage, enclosed by wooden panelled fencing, Garden measures approximately 50ft in length.

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 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.

