



Total area: approx. 84.4 sq. metres (908.8 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.

## Marriott Close Irthlingborough NN9 5RB Freehold Price 'Offers In Excess Of' £270,000

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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**Irthlingborough Office**   
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74 High Street Rushden  
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Situated in a cul de sac within the popular 'Pinetree's' estate featuring a converted garage to provide a separate dining room/playroom, double width off road parking for two cars and three good sized bedrooms. Further benefits include gas radiator central heating, uPVC double glazing, refitted kitchen with built in appliances, refitted shower room and separate W.C. and offers separate reception rooms, a uPVC conservatory addition and a well presented landscaped garden. The accommodation briefly comprises entrance hall, lounge, dining room/playroom, conservatory, kitchen, three bedrooms, shower room, separate W.C., front and rear gardens and a driveway.

Enter via front door with side screen to:

#### Entrance Hall

Stairs rising to first floor landing, radiator, laminate flooring, to:

#### Dining Room/Playroom

15' 2" x 7' 7" (4.62m x 2.31m)

Window to front aspect, laminate flooring, radiator, coving to ceiling, concealed wall mounted gas boiler serving domestic hot water and central heating systems, access to kitchen.

#### Lounge

18' 9" x 11' 4" (5.72m x 3.45m)

Door and window to rear aspect, two radiators, laminate flooring, under stairs storage cupboard, spotlights to ceiling, door to:

#### Conservatory

13' 3" x 8' 0" (4.04m x 2.44m)

Of uPVC construction, perspex roof, tiled flooring, radiator.

#### Kitchen

10' 8" x 7' 7" (3.25m x 2.31m)(This measurement includes the area provided by the kitchen units)

Refitted to comprise stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, built in double oven, gas hob, extractor, slimline dishwasher space, plumbing for washing machine, built in fridge and freezer, window to rear aspect, door to side aspect, radiator, laminate flooring.

#### First Floor Landing

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

#### Bedroom One

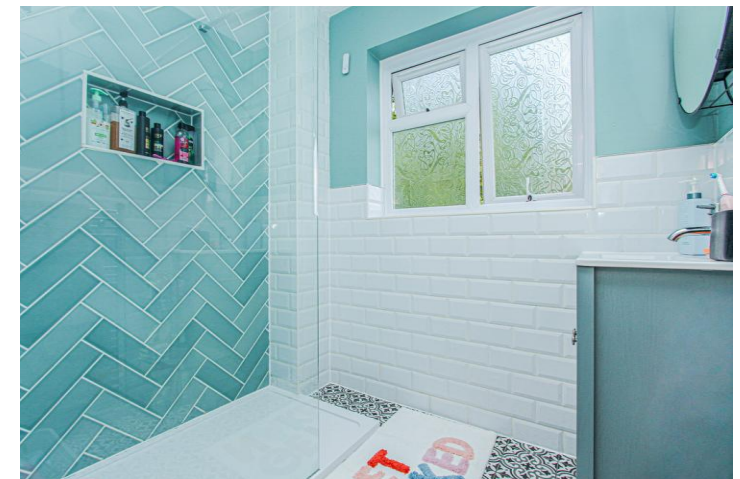
12' 4" x 9' 0" (3.76m x 2.74m)

Window to rear aspect, radiator, laminate flooring.

#### Bedroom Two

13' 8" x 8' 2" (4.17m x 2.49m)

Window to front aspect, laminate flooring, radiator, built in wardrobe.



#### Bedroom Three

10' 1" x 8' 8" max (3.07m x 2.64m)

Window to front aspect, radiator, laminate flooring, built in cupboard.

#### Shower Room

Refitted to comprise vanity sink with cupboard under, tiled splash backs, double shower cubicle, chrome towel rail, window to rear aspect, tiled splash backs.

#### Separate W.C.

Refitted to comprise low flush W.C., wall mounted sink unit with cupboard under, tiled splash backs, spotlight to ceiling, window to side aspect, tiled splash backs.

#### Outside

Front - Raised border stocked with bushes, double width driveway with gravel border providing off road parking for two cars.

Rear - Paved patio, water tap, gated side pedestrian access, steps up to blocked paved pathway with main lawn, borders stocked with flowers, bushes and shrubs, mature trees, slate chippings, enclosed by wooden panelled fencing.

#### Material Information

The tenure of this property is freehold.

#### Energy Performance Rating

This property has an energy rating of . The full Energy Performance Certificate is available upon request.

#### Council Tax

We understand the council tax is band C (£2,274 per annum. Charges for enter year).

#### 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.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**