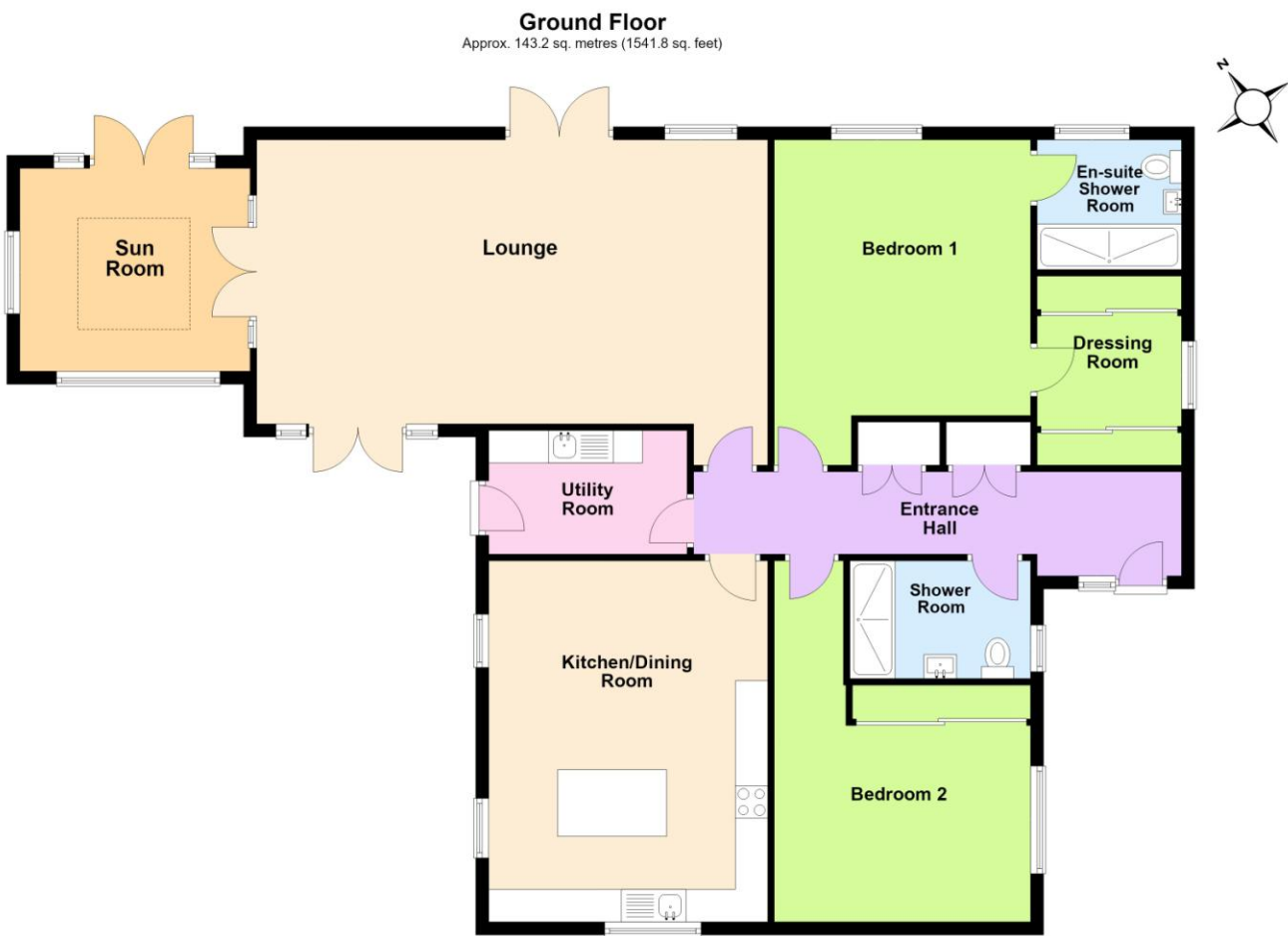


Nursery Gardens Irthlingborough

richard james

www.richardjames.net



Total area: approx. 143.2 sq. metres (1541.8 sq. feet)



Nursery Gardens Irthlingborough NN9 5DE
Freehold Price 'Offers in excess of' £525,000

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.

Rarely available and situated in a small development of three bungalows in one of Irthlingborough's prime residential areas is this high specification, immaculate and very well proportioned two double bedroomed detached bungalow featuring a sun room with lantern skylight and a wrap around rear garden enjoying a high degree of privacy. Further benefits include gas radiator central heating, uPVC double glazing, remote controlled electric garage door, remote controlled blinds, fitted wardrobes to both bedrooms, luxury sanitary ware and off road parking for two cars. The accommodation briefly comprises entrance hall, lounge, sun room, kitchen/dining room, utility room, two bedrooms with en suite shower room and dressing room to master, main shower room, rear garden, oversized single garage and off road parking for two cars.

Entry via composite part glazed front door with side screen through to:

Entrance Hall
Radiator, loft access (loft is approx 39ft x 15ft approx. with light, power and two skylights, partly boarded, offering potential for conversion subject to necessary permissions), cloaks cupboard, further double storage cupboard, doors to:

Lounge
26' 0" x 16' 6" narrowing to 13' 7 (7.92m x 5.03m)
Window and French door to rear aspect, further French door with side screens to front aspect, gas living flame burner with raised hearth, two radiators, ceiling light tunnel, further glazed double doors with side screens to:

Sun Room
11' 9" x 10' 2" (3.58m x 3.1m)
Windows to front and side aspect, further French door with side screens to rear aspect, lantern skylight with remote control blind, radiator, spotlights to ceiling.

Kitchen/Dining Room
18' 2" x 14' 2" (5.54m x 4.32m)(This measurement includes area occupied by the kitchen units)
Fitted to comprise stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, gas cooker space, stainless steel extractor, American fridge/freezer space, windows to front and side aspect with electrically operated remote control blinds, radiator, spotlights to ceiling, tiled flooring, island with further base level units and drawer units.

Utility Room
10' 0" x 6' 3" (3.05m x 1.91m)
Stainless steel single drainer sink unit with cupboard under, further eye level unit and work surfaces, part glazed door to side aspect with electrically operated remote control blind, plumbing for washing machine, space for tumble dryer, fridge/freezer space, radiator, tiled flooring, ceiling mounted extractor, wall mounted gas boiler serving domestic hot water and central heating systems.

Bedroom One
16' 5" narrowing to 14' 2" x 12' 9" (5m x 3.89m)
Window to rear aspect, radiator, doors to:

Ensuite Shower Room
Comprising low flush W.C, vanity sink with drawers under, mirrored vanity unit with sensor light and shaving point, large walk-in shower cubicle with chrome shower, extractor to ceiling, window to rear aspect, heated towel rail with radiator, tiled flooring.

Dressing Room
9' 2" x 7' 4" (2.79m x 2.24m)
Window to side aspect, radiator. triple built-in wardrobe to both sides with fitted hanging space and storage shelving.

Bedroom Two
18' 3" narrowing to 9' 9" x 12' 9" (5.56m x 3.89m)
Window to side aspect with electrically operated remote controlled blinds, radiator, built-in triple wardrobe with sliding doors with hanging space and fitted shelving.

Shower Room
Comprising low flush W.C, vanity sink with cupboard under, mirrored vanity unit with sensor light and shaving point, large walk-in double shower cubicle with chrome shower and tiled splash backs, chrome towel rail, ceiling mounted extractor, laminate flooring, window to side aspect.

Outside
Front - Block paved driveway providing off road parking for two cars, leading to:

Oversized detached brick garage - Measuring 20' 0 in length x 12' 2 in width with remote control up and over door, power and light connected.

Rear - Wrap around design comprising block paved patio, further circular patio, lawn with borders stocked with shrubs, gated pedestrian access to both sides, further raised bed with sleeper retainer stocked with further flowers and shrubs, outside water tap, awning, pathway extends to the rear with further block paved

patio, extensive lawn with borders stocked with a wide variety of flowers, shrubs and bushes, various fruit trees, wooden shed, courtesy door to garage, further water tap, garden is enclosed by wooden panelled fencing and stone walling and measures approx 89ft in width enjoying a private aspect from the rear.

Material Information
The tenure of this property is freehold.

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

Council Tax
We understand the council tax is band E (£3,127 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
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.

