



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.

**Harrington Road Irthlingborough NN9 5GP**  
**Freehold Price 'Offers In Excess Of' £260,000**

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.

**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



**Constructed by Bloor Homes and situated on a popular estate off Finedon Road is this very well presented modern three bedroomed semi detached property featuring uPVC double glazing, gas radiator central heating, a range of integrated kitchen appliances, contemporary sanitary ware and offers solar heating (hot water only), an en suite shower room to the master bedroom and off road parking for one car. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, utility area, cloakroom, three bedrooms with en suite shower room to master, bathroom, front and rear gardens, single garage and a driveway.**

Enter via front door to:

#### **Entrance Hall**

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

#### **Lounge**

14' 8" x 12' 1" (4.47m x 3.68m)

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

#### **Kitchen/Dining Room**

11' 10" x 11' 9" (3.61m x 3.58m)

Fitted to comprise one and a half bowl single drainer sink unit with cupboard under, a range of base and eye level units providing work surfaces, built-in stainless steel oven, ceramic hob, extractor, fridge/freezer, spotlights to ceiling, tiled floor, radiator, French door with side screens to rear aspect.

#### **Utility Room**

Base unit, work surface, concealed wall mounted gas boiler serving domestic central heating and hot water systems, tiled floor, plumbing for washing machine, door to:

#### **Cloakroom**

Comprising low flush W.C., wall mounted wash hand basin, tiled splash backs, radiator, tiled floor, extractor.

#### **First Floor Landing**

Loft access, cupboard housing hot water cylinder, further storage cupboard, doors to:

#### **Bedroom One**

10' 6" narrowing to 9' 5" x 8' 8" (3.2m x 2.64m)

Window to front aspect, radiator, T.V. point, built-in wardrobe with sliding doors, door to:

#### **Ensuite Shower Room**

Comprising wall mounted wash hand basin, low flush W.C., double shower cubicle, heated towel rail/radiator, spotlights, tiled floor, extractor, shaver point.

#### **Bedroom Two**

13' 11" narrowing to 10' 0" x 8' 8" (4.24m x 2.64m)

Window to rear aspect, radiator.

#### **Bedroom Three**

7' 6" x 6' 3" (2.29m x 1.91m)

Window to rear aspect, radiator.

#### **Family Bathroom**

Comprising wall mounted wash hand basin, low flush W.C., panelled bath with shower over, tiled splash backs, window to front aspect, tiled floor, spotlights, heated towel rail/radiator, shaver point, extractor.

#### **Outside**

Front - Mainly gravelled stocked with bushes, driveway providing off road parking for one car leading to:

Single garage - Up and over door.

Rear - Generous sized paved patio with gravel border, main lawn, courtesy door to garage, enclosed by wooden panelled fencing.

Material Information - The tenure of this property is freehold. There is a management fee of £181.19 per annum

#### **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 C (£2,164 per annum. Charges for 2025/26).

#### **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.**

