



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.

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.

London Road Little Irchester NN8 2EB
Freehold Price £265,000

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



An extended three bedroom end of terrace house situated just outside the town with fields to the front and allotments to the rear. The property has been extended to the side and rear now offers three double bedrooms, a cloakroom and large kitchen/dining room. The property benefits from gas radiator central heating, uPVC double glazed doors and windows, a four piece bathroom suite and offers an 80ft rear garden and parking for at least three cars. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, three bedrooms, bathroom, gardens to front and rear and off road parking.

Enter via part obscure glazed entrance door to.

Entrance Hall

Radiator, wood effect floor, stairs to first floor landing, doors to.

Cloakroom

White suite comprising low flush W.C., wall mounted wash basin, tiled splash backs, built in cloaks cupboard, obscure glazed window to front aspect.

Lounge

14' 2" x 10' 6" into chimney breast recess (4.32m x 3.2m)
Window to front aspect, radiator, open fireplace with tiled hearth and fascia and wooden surround, T.V. point, picture rail, mock exposed ceiling beams, wood effect floor.

Kitchen/Dining Room

Kitchen Area

17' 3" x 8' 1" (5.26m x 2.46m) (This measurement includes area occupied by the kitchen units)

Comprising white ceramic one and a half bowl single drainer sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, space for range style cooker, extractor hood, plumbing for dishwasher, plumbing for washing machine, space for separate fridge and freezer, mock exposed ceiling beams, tiled splash areas, window to rear aspect, through to.

Dining Area

12' 7" x 10' 5" (3.84m x 3.18m)

French doors with window either side to rear garden, window to side aspect, radiator, storage cupboard.

First Floor Landing

Window to front aspect, access to loft space with ladder and boards, radiator, doors to.

Bedroom One

12' 8" x 10' 3" widening to 11' 6" (3.86m x 3.12m)

Window to rear aspect, radiator.

Bedroom Two

11' 11" max x 8' 8" upto wardrobes 10' 3" beyond (3.63m x 2.64m)

Window to front aspect, radiator, picture rail.

Bedroom Three

10' 9" max x 8' 2" upto wardrobes 10' 3" beyond (3.28m x 2.49m)

Window to rear aspect, radiator, picture rail.

Bathroom

White four piece suite comprising panelled bath with mixer shower attachment, tiled shower enclosure, pedestal hand wash basin, low flush W.C., tiled splash areas, white towel radiator, tiled floor, obscure glazed window to side aspect.

Outside

Rear garden - 80ft in length - Attractively laid out, tiered with paving, borders of various plants, shrubs and trees, lawn, wooden fence, wooden shed, two brick built storage barns, outside lights and tap, covered lean to to side with gated access to front.

Front - Raised border of various plants and shrubs, conifer, light, gravel parking for at least three cars.

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 (£1,877 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

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.

