



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.

**Manor Drive Irthlingborough NN9 5SL**  
**Freehold Price 'Offers in excess of' £310,000**

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  
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**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
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**Offered with no upward chain and situated in one of Irthlingborough's most popular residential areas is this mature bay fronted three bedroomed detached property with benefits to include gas radiator central heating, uPVC double glazing, fitted solar panels with battery storage (owned) and offers a 25ft lounge/dining room, three good sized bedrooms, a rear garden measuring approx. 97ft in length and off road parking for two cars. The accommodation briefly comprises entrance hall, lounge/dining room, conservatory, kitchen, utility room, cloakroom, three bedrooms, bathroom, rear garden, garage/workshop and a driveway.**

Enter via front door to:

#### Entrance Hall

Stairs rising to first floor landing, two storage cupboards, window to side aspect, radiator, coving to ceiling, doors to:

#### Lounge/Dining Room

25' 7" into bay x 11' 11" (7.8m x 3.63m)

#### Lounge Area

Bay window to front aspect, radiator, character fire place, dado rail, coving to ceiling.

#### Dining Area

Radiator, dado rail, coving to ceiling, wall mounted air conditioning unit, French door to rear aspect, to:

#### Conservatory

8' 8" x 8' 2" (2.64m x 2.49m)

Of uPVC construction, French door to side aspect, Perspex roof, power connected.

#### Kitchen

8' 10" x 7' 4" (2.69m x 2.24m)(This measurement includes the area occupied by the kitchen units)

Comprising one and a half bowl single drainer sink unit with cupboard under, a range of base and eye level units providing work surfaces, tiled splash backs, window to rear aspect, gas cooker point, fridge space, extractor, quarry tiled flooring, radiator, under stairs storage cupboard, door to side aspect to:

#### Utility Room

8' 4" x 7' 0" max (2.54m x 2.13m)

Comprising work surface, door to rear aspect, quarry tiled flooring, plumbing for washing machine, freezer space, a range of eye level units, door to garage/workshop, door to:

#### Downstairs W.C.

Comprising low flush W.C, pedestal wash hand basin, tiled splash backs, wall mounted electric heater, window to rear aspect.

#### First Floor Landing

Loft access (boarded, ladder, power and light connected), window to side aspect, airing cupboard housing water cylinder and shelving, doors to:

#### Bedroom One

12' 10" bay max x 11' 11" (3.91m x 3.63m)

Bay window to front aspect, two fitted wardrobes and shelving, shower cubicle, double radiator, coving to ceiling, wall mounted air conditioning unit.

#### Bedroom Two

12' 11" x 11' 1" (3.94m x 3.38m)

Window to rear aspect, double radiator, vanity sink, fitted wardrobes and shelving, wall mounted air conditioning unit.

#### Bedroom Three

8' 11" x 8' 6" (2.72m x 2.59m)

Window to rear aspect, radiator, wall mounted air conditioning unit.

#### Bathroom

Comprising low flush W.C, pedestal wash hand basin, corner bath, fully tiled walls, radiator, window to front aspect, coving to ceiling.

#### Outside

Front- Mainly gravelled providing off road parking for two cars, block paved pathway with border stocked with bushes, leading to:

Garage/workshop - Measuring 13' 4" x 8' 0" via double doors, power and light connected.

Rear - Paved patio, steps up to main lawn, border stocked with bushes and shrubs, wooden workshop, measuring 15' 9" x 9' 10" externally, vegetable plot, potting shed and further wooden shed, enclosed by wooden panelled fencing, garden measures 97ft in length.

#### Material Information

The tenure of this property is freehold.

#### Energy Performance Rating

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

#### Council Tax

We understand the council tax is band C (£2,274.44 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](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.**

