



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.



Middle Grass Irthlingborough NN9 5TW
Freehold Price 'Offers in excess of' £210,000

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



Situated in a cul de sac and situated within a popular estate off Finedon Road is this Barratt built two bed roomed semi detached property featuring a recently refitted bathroom, replacement uPVC double glazing, gas radiator central heating, built in kitchen appliances and offers a 55ft rear garden and off road parking for two cars. The accommodation briefly comprises porch area, lounge, kitchen/dining room, two bedrooms, bathroom, front and rear gardens and a driveway.

Enter via part glazed uPVC front door through to:

Porch

Window to side aspect through to:

Lounge

13' 9" x 13' 3" narrowing to 11' 11" (4.19m x 4.04m)

Window to front aspect, electric fire and feature surround, T.V. point, radiator, dado rail, under stairs storage cupboard, door through to:

Kitchen

13' 8" x 8' 0" (4.17m x 2.44m)

Fitted to comprise single drainer sink unit with cupboard under, a range of base and eye level units providing work surfaces, tiled splash backs, stainless steel built in oven, four ring gas hob, extractor fan over, wall mounted gas boiler serving domestic hot water and central heating systems, space for fridge/freezer, plumbing for washing machine, radiator, window and French door to rear aspect, radiator, further space for dishwasher/tumble dryer.

First Floor Landing

Window to side aspect, dado rail, loft access, doors to:

Bedroom One

11' 5" x 10' 5" (3.48m x 3.18m)

Window to front aspect, radiator, cupboard housing water cylinder and fitted shelving.

Bedroom Two

10' 0" x 8' 0" (3.05m x 2.44m)

Window to rear aspect, radiator.

Bathroom

Refitted to comprise low flush W.C., vanity sink with cupboard under, bath with shower over, tiled splash backs, window to rear aspect, wall mounted extractor, chrome towel rail, vinyl flooring.

Outside

Front - Main lawn, border stocked with flowers and bushes, driveway providing off road parking for two cars.

Rear - Paved patio, outside tap, main lawn, gated rear pedestrian access, border stocked with variety of bushes and shrubs, natural pond, enclosed by wooden panelled fencing.

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 B (£1,990.12 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.

