

# Meadow Way. Irthlingborough

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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.

Meadow Way Irthlingborough NN9 5RS  
Freehold Price 'Offers in excess of' £425,000

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 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.

**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  
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**A deceptively spacious and individually constructed three bedroomed detached bungalow offered to the market with no upward chain situated in one of Irthlingborough's most sought after residential locations with features to include off road parking for up to five cars and a double attached garage measuring approx. 16' 7" x 18'3". Further benefits include gas radiator central heating, sealed unit double glazing and offers three double bedrooms with fitted wardrobes to the master, two shower rooms and a brick/uPVC conservatory to the side. The accommodation briefly comprises entrance hall, cloakroom, lounge, conservatory, kitchen/breakfast room, utility room, three bedrooms, shower room, further principal shower room, front, side and rear gardens, double garage and a driveway.**

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

**Entrance Hall**

Double glazed window to front aspect, radiator, vinyl flooring, coving to ceiling, loft access, internal door to garage, further radiator, doors to:

**Cloakroom**

Comprising low flush W.C, wall mounted hand wash basin with tiled splash backs, vinyl flooring, sealed unit double glazed window to front aspect, radiator, coving to ceiling.

**Lounge**

19' 1" x 11' 6" (5.82m x 3.51m)

Sealed unit double glazed bow window to front aspect, two radiators, two TV points, living flame gas fire with stone affect surround and raised quarry tiled hearth, coving to ceiling, wall light points, French door to side aspect through to:

**Conservatory**

10' 4" x 9' 4" (3.15m x 2.84m)

Of brick/uPVC construction with perspex roof, power connected, French door to rear garden.

**Kitchen/Breakfast Room**

18' 4" max x 11' 6" (5.59m x 3.51m)

Comprising stainless steel double drainer sink unit with cupboard under, further range of eye and base level units providing work surfaces with tiled splash backs, integrated stainless steel oven, four ring gas hob, extractor fan over, sealed unit double glazed window to side aspect, further part glazed door to side aspect, dishwasher space, fridge/freezer space, radiator, further cupboard with shelving, coving to ceiling, door through to:

**Utility Room**

10' 1" x 5' 3" (3.07m x 1.6m)

Sealed double glazed unit window to side aspect, stainless steel single drainer sink unit with cupboard under, work surface, eye level unit, radiator, plumbing for washing machine, tumble dryer space, coving to ceiling, wall mounted gas boiler serving domestic hot water and central heating systems.

**Bedroom One**

13' 5" x 12' 4" max (4.09m x 3.76m)

Two built-in wardrobes, sealed unit double glazed window to rear aspect, radiator, coving to ceiling, fitted wardrobes with sliding mirrored doors, hanging space with shelving.

**Bedroom Two**

13' 4" x 11' 5" (4.06m x 3.48m)

Sealed glazed unit window to rear aspect, radiator, coving to ceiling.

**Bedroom Three**

13' 4" x 10' 5" (4.06m x 3.18m)

Sealed unit double glazed to rear aspect, radiator, coving to ceiling.

**Shower Room**

Comprising shower cubicle, tiled splash back, wall mounted hand wash basin with tiled splash back, obscure sealed unit double glazed window to side aspect, radiator, vinyl flooring.

**Family Shower Room**

Low flush W.C, double shower cubicle, vanity sink with cupboard under, tiled splash backs, shaver point and light over, ceiling mounted extractor, radiator, coving to ceiling.

**Outside**

Front - Garden is partly lawned with display rockery stocked with a selection of bushes and shrubs, driveway providing off road parking for approx. five cars leading to a double attached garage with two up and over doors, power and light connected, garage measures 16' 7" in width and 18' 3" in depth.

Rear - Blocked paved patio to the side and pathway extending to front and rear, water tap, main lawn, wooden shed, further wooden summer house, border stocked with various bushes and shrubs, pedestrian access to both sides, garden is enclosed by wooden picket and panelled fencing.

**Material Information**

The tenure of this property is freehold.

**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 E (£2,975 per annum. Charges for 2025/2026).

**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.**

