

Thomas Flawn Road, Irthlingborough

richard james

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Total area: approx. 182.1 sq. metres (1960.0 sq. feet)



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.

Thomas Flawn Road Irthlingborough NN9 5PA
Freehold Price 'Offers in excess of' £550,000

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.

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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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Rarely available is this individually designed executive four bedroomed detached property offering almost 2000 square feet of accommodation featuring a generous sized plot and beautiful countryside views. Further benefits include built in kitchen appliances, uPVC double glazing, gas radiator central heating, refitted sanitary ware and offers double width off road parking for two cars, an oversized double garage measuring 21ft x 15ft , a 22ft master bedroom and a stunning 90ft tiered rear garden. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, utility area and snug/play room, first floor landing, four bedrooms with en suite shower room to master, family bathroom, front and rear gardens, double garage and a driveway.

Entry via part-glazed composite front door through to:

Entrance Hall

Stairs rising to first floor landing, under stairs storage cupboard, radiator, LVT vinyl flooring, coving to ceiling, oak doors through to:

Cloakroom

Refitted two piece fitted suite comprising of low flush W.C, vanity sink with cupboard under, tiled splash backs, window to front aspect, radiator, tiled flooring.

Lounge

18' 4" x 12' 5" (5.59m x 3.78m)

Bow window to front aspect, electric fire with feature surround and raised hearth, coving to ceiling, radiator, sliding double doors through to:

Dining Room

11' 4" x 11' 3" (3.45m x 3.43m)

French door to rear aspect, radiator, coving to ceiling through to:

Kitchen/Breakfast Room

14' 3" x 10' 5" (4.34m x 3.18m)(This measurement includes area occupied by the kitchen units)

Fitted to comprise one a half bowl stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, integrated double oven, four ring electric hob, extractor fan, fridge space, window to rear aspect, LVT vinyl flooring, radiator, coving to ceiling, door through to:

Utility Area

14' 3" x 6' 1" (4.34m x 1.85m)

Composite part-glazed door and window to rear aspect, wall mounted gas boiler serving domestic hot water and central heating systems, courtesy door through to garage, base level unit with work surface, plumbing for washing machine and tumble dryer space, LVT vinyl flooring, coving to ceiling, through to:

Snug/Playroom

14' 4" x 8' 3" (4.37m x 2.51m)

Window to rear aspect, radiator, LVT vinyl flooring, coving to ceiling.

First Floor Landing

Loft access, radiator, coving to ceiling, airing cupboard housing water cylinder with shelving, doors to:

Bedroom One

22' 5" x 15' 0" (6.83m x 4.57m)

Window to front aspect, two radiators, coving to ceiling, door through to:

Ensuite Bathroom

14' 6" x 7' 7" (4.42m x 2.31m)

Refitted to comprise pedestal hand wash basin, low flush W.C, 'P' shape bath with chrome shower over, tiled splash backs, window to rear aspect, radiator, coving to ceiling, vinyl flooring.

Bedroom Two

15' 8" x 11' 3" (4.78m x 3.43m)

Window to front aspect, radiator, coving to ceiling, laminate flooring.

Bedroom Three

14' 6" x 11' 3" (4.42m x 3.43m)

Window to rear aspect, radiator, laminate flooring, coving to ceiling.

Bedroom Four

10' 6" x 10' 6" narrowing to 7'9" (3.2m x 3.2m)

Window to front aspect, radiator, laminate flooring, coving to ceiling.

Family Bathroom

Refitted to comprise low flush W.C, vanity sink with cupboard under, panelled bath chrome shower attachment, tiled splash backs, walk in double shower cubicle, chrome shower, window to rear aspect, vinyl flooring, radiator, coving to ceiling.

Outside

Front - Garden is mainly laid to lawn with borders stocked with a wide variety of bushes and trees, block paved driveway providing

off-road parking for 2 cars leading to:

Double integral garage - With remote controlled sectional garage door, measures approx 21ft x 15ft, power and light connected, work surface with base level unit and further eye level unit, water tap.

Rear - Recently landscaped, comprising extensive porcelain tiled patio with sleeper retainer, water tap, gated pedestrian access to both sides leading to wooden deck with further sleeper retainer, raised bed with wooden sleepers, stocked with bushes and shrubs, steps down to tiered main lawn, fish pond, borders stocked with a wide variety of shrubs and trees, wooden shed, garden is enclosed by conifer screen to both sides and hedge row, garden measures approx 90ft in length and backs onto fields.

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 F (£3,696 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.

