



Total area: approx. 75.1 sq. metres (808.9 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.



**Station Road Irthlingborough NN9 5SP**  
**Freehold Price £265,000**

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.

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01933 224400

**Irthlingborough Office**   
28 High Street Irthlingborough  
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**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
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**A modern individually built three bed roomed detached property situated in close proximity to Irthlingborough shop and amenities with benefits to include gas radiator central heating, uPVC double glazing, built in kitchen appliances and offers fitted wardrobes to the master bedroom and off road parking for up to three cars to the rear. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, three bedrooms with en suite shower room to master, bathroom, front and rear gardens and off road parking.**

Entry via part glazed front door through to

#### Entrance Hall

Stairs rising to first floor landing, under stairs storage cupboard, radiator, doors to:

#### Cloakroom

Low flush W.C, pedestal hand wash basin with tiled splash back, window to front aspect, chrome towel rail, vinyl flooring.

#### Lounge

15' 8" x 11' 1" (4.78m x 3.38m)

Window to front aspect, French door to rear aspect, telephone point, TV point, radiator.

#### Kitchen/Dining Room

15' 7" x 8' 0" (4.75m x 2.44m) (This measurement includes area occupied by the kitchen units)

Stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces with built-in stainless steel oven, four ring ceramic hob, extractor over, window to front and rear aspect, part glazed door to side aspect, fridge and freezer space, radiator, tiled floor, plumbing for washing machine, wall mounted combination boiler serving domestic hot water and central heating systems, spotlights to ceiling.

#### First Floor Landing

Window to rear aspect, loft access, doors to:

#### Bedroom One

11' 5" x 11' 2" narrowing to 8' 1" (3.48m x 3.4m)

Window to rear aspect, radiator, built-in double wardrobes, door to:

#### Ensuite Shower Room

Comprising low flush W.C, pedestal hand wash basin, double shower cubicle, window to front aspect, chrome towel rail, spotlights to ceiling, extractor, shaver point, vinyl flooring.

#### Bedroom Two

10' 0" max x 9' 4" max (3.05m x 2.84m)

Of 'L' shape design, window to front aspect, radiator.

#### Bedroom Three

8' 0" x 8' 6" (2.44m x 2.59m)

Window to front aspect, radiator.

#### Bathroom

Fitted to comprise low flush W.C, pedestal wash hand basin, panelled bath with tiled splash backs with chrome shower over, window to rear aspect, shaver point, spotlights and extractor to ceiling, chrome towel rail, vinyl flooring.

#### Outside

Front - Mainly concrete paved with gravel border, enclosed by stone walling and picket fencing.

Rear - Garden is of low maintenance design, mainly concrete paved which extends to the side and gravelled, wooden shed, gated rear pedestrian access, garden is enclosed by brick walling and wooden panelled fencing, further side pedestrian access, off road parking to the rear for up to three cars.

#### Material Information

The tenure of freehold.

#### Energy Performance Rating

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

#### Council Tax

We understand the council tax is band C (£2,164 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.**

