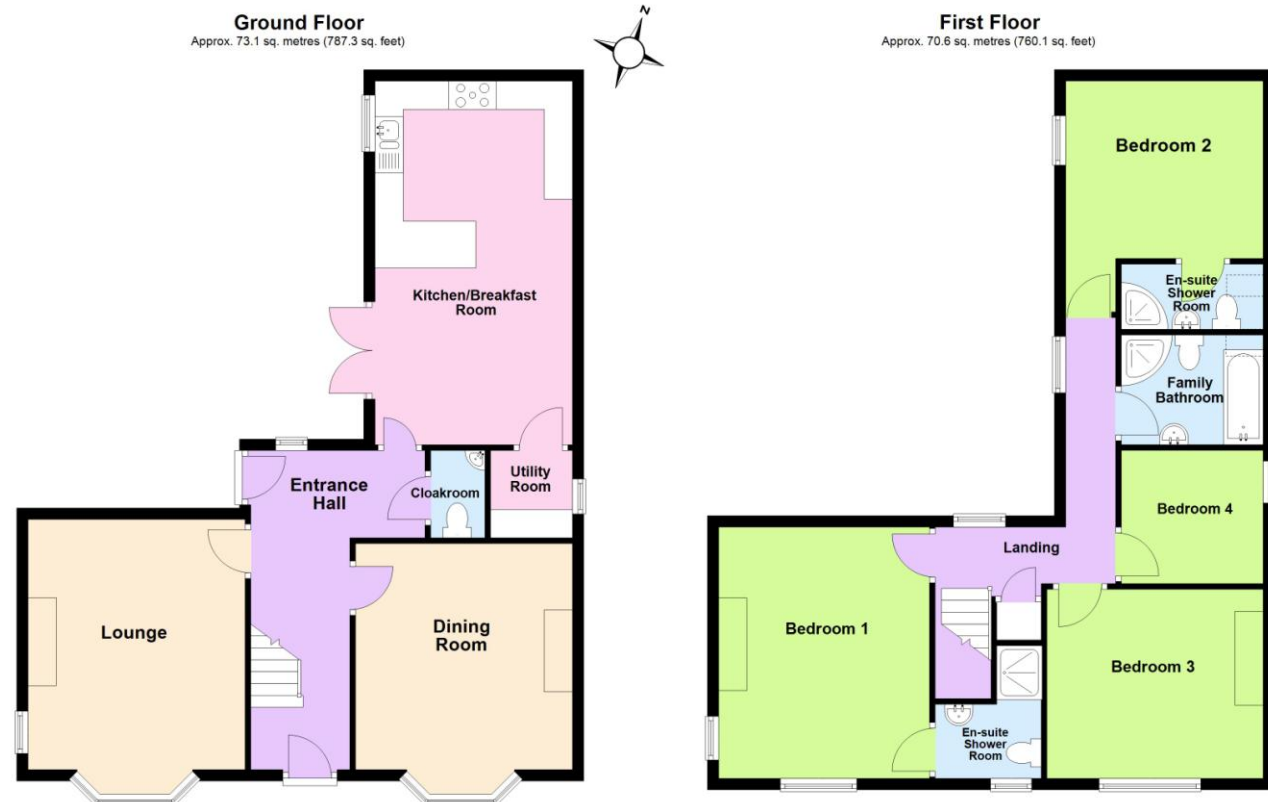


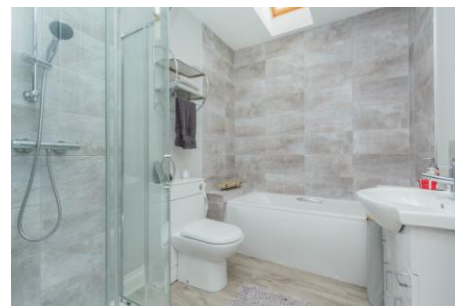
Station Road Irthlingborough

richard james

www.richardjames.net



Total area: approx. 143.8 sq. metres (1547.3 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 5QD
Freehold Price 'Offers in excess of' £500,000

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
01933 651010

Rushden Office
74 High Street Rushden
Northants NN10 0PQ
01933 480480



Offered to the market with no upward chain and situated upon a generous plot is this mature double bay fronted four bed roomed detached property located in an elevated position in close proximity to High Street shops and amenities. The property underwent a major refurbishment in 2020 to include installation of a gas radiator central heating system, replacement uPVC double glazing throughout, refitted kitchen with integrated appliances, refitted sanitary ware throughout, re-plastered, rewired, redecorated and carpets/flooring fitted. Please note the majority of the garden is in need of cultivation/landscaping. The property offers vehicular access via Eastfield Road providing off road parking for many cars plus possible garage space (subject to planning). The accommodation comprises entrance hall, cloakroom, lounge, dining room,

Entry via part-glazed composite front door through to:

Entrance Hall

Stairs rising to first floor landing, radiator, window to rear aspect, original mozaic flooring, spotlights to ceiling, door to side aspect to rear garden, doors to:

Cloakroom

Refitted two peice suite comprising low flush W.C, vanity sink with cupboard under, tiled flooring, chrome towel rail, spotlights to ceiling, extractor.

Lounge

16' 7" max into bay x 12' 7" into chimney breast recess(5.05m x 3.84m)

Bay window to front aspect, further window to side aspect, radiator, spotlights to ceiling, TV point, telephone point.

Dining Room

15' 0" max into bay x 12' 8" into chimney breast recess(4.57m x 3.86m)

Bay window to front aspect, radiator, spotlights to ceiling, brick fireplace recess.

Kitchen/Breakfast Room

21' 2" x 11' 6" (6.45m x 3.51m) (This measurement includes area occupied by the kitchen units)

Refitted to comprise inset one and half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, integrated appliances comprising double oven, ceramic five ring electric hob, extractor over, dishwasher, two wine racks, American style fridge/freezer space, tiled floor, window to side aspect, French door to side aspect, spotlights to ceiling, breakfast bar, under floor heating, door to:

Utility Room

5' 2" x 4' 8" (1.57m x 1.42m)

Comprising eye level units, work surface, plumbing for washing machine, space for tumble dryer, radiator, window to side aspect, tiled flooring, spotlights to ceiling.



First Floor Landing

Window to rear aspect, loft access, cupboard housing water cylinder with shelving over, spotlights to ceiling, radiator, further window to side aspect, doors to:

Bedroom One

12' 8" x 14' 7" (3.86m x 4.44m)

Window to front and side aspect, radiator, spotlights to ceiling, TV point, door to:

Ensuite Shower Room

Three peice suite comprising low flush W.C, vanity sink with cupboard under, oversized shower cubicle with chrome shower, window to front aspect, chrome towel rail, vinyl flooring, spotlights and extractor to ceiling, shaver point.

Bedroom Two

12' 4" x 11' 7" (3.76m x 3.53m)

Window to side aspect, radiator, spotlights to ceiling, door through to:

Bedroom Three

10' 6" x 12' 7" max (3.2m x 3.84m)

Window to front aspect, radiator, spotlights to ceiling.

Ensuite Shower Room

Comprising low flush W.C, vanity sink with cupboard under, corner shower cubicle with chrome shower, vinyl flooring, spotlights and extractor to ceiling, skylight to ceiling, chrome towel rail.

Bedroom Four

8' 4" x 7' 6" (2.54m x 2.29m)

Window to side aspect, radiator, spotlights to ceiling.

Family Bathroom

Four piece suite comprising low flush W.C, vanity sink with cupboard under, panelled bath, corner shower cubicle with chrome shower, spotlights, extractor and skylight to ceiling, tiled splash backs, vinyl flooring, chrome towel rail, shaver point.



Outside

Front - Gravelled with paved pathway, enclosed by brick and stone walling

Rear - Comprises paved patio with outside water tap, gated access pedestrian to both sides, main lawn, enclosed by stone walling and wooden panelled fencing, gate through to further large area of unmade land which is in need of some cultivation enclosed by brick walling and wooden panelled fencing, measuring approx. 87ft max in width x 96ft max in length with vehicular access via Eastfield Road leading to concrete driveway providing off-road parking for numerous vehicles with potential garage space (subject to planning).

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 D (£2,558.74 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.

