



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.

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.

## Manor Drive Irthlingborough NN9 5SL Freehold Price 'Offers In Excess Of' £385,000

**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 one of Irthlingborough's prime residential locations and offering excellent walks with Rushden and Stanwick Lakes nearby is this mature bay fronted three bed roomed detached property featuring a very generous plot and ample off road parking for up to three cars. Further benefits include gas radiator central heating (boiler replaced in 2024), a stylish refitted kitchen with integrated appliances (refitted in 2024), uPVC double glazing (French door and side screens recently replaced) and offers off road parking for up to three cars and a rear garden measuring approx. 100ft in length. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, first floor landing, three bedrooms, shower room, separate W.C., rear garden, single garage, workshop, utility room, further W.C, and a driveway.**

Entry via part glazed uPVC front door through to:

**Entrance Hall**

Stairs rising to first floor landing, window to side aspect, two storage cupboards, radiator, tiled flooring, picture rail, coving to ceiling, doors to:

**Lounge**

15' 5" max into bay x 12' 4" (4.7m x 3.76m)

Bay window to front aspect, two further windows to side aspect, radiator, coving to ceiling.

**Kitchen/Dining Room**

18' 8" x 13' 2" max (5.69m x 4.01m)(This measurement includes area occupied by the kitchen units)

Refitted to comprise ceramic sink unit with cupboard under, a further range of eye and base level units providing work surfaces with tiled splash backs, integrated double oven with microwave and grill, fridge/freezer, four ring induction hob, extractor over, dishwasher, built-in bin storage, under stairs storage cupboard/pantry with window to side aspect, part glazed uPVC door to side aspect, two radiators, two windows to side aspect, French door with side screens and further window to rear aspect, tiled flooring, spotlights to ceiling, fitted display shelving.

**First Floor Landing**

Window to side aspect, loft access, coving to ceiling, doors through to:

**Bedroom One**

15' 3" max into bay x 11' 8" max (4.65m x 3.56m)

Bay window to front aspect, radiator, two fitted wardrobes with storage lockers over, views over Nene Valley.

**Bedroom Two**

13' 0" x 10' 9" (3.96m x 3.28m)

Window to rear aspect, radiator.

**Bedroom Three**

8' 0" x 6' 7" max. (2.44m x 2.01m)

Window to front aspect, radiator, views over Nene Valley.



**Shower Room**

Fitted to comprise vanity sink with cupboard under, double shower cubicle, window to side aspect, heated towel rail, further radiator, storage cupboard with locker over.

**Separate W.C.**

Comprising low flush W.C, window to side aspect, tiled splash backs, tiled flooring.

**Outside**

Front - Mainly block paved providing off road parking for up to three cars, enclosed by stone and brick walling, enclosed passage way leading to rear garden, to:

Single Brick Garage - With remote control roller door, measures 14' 6" x 8' 3" with light and power, through to:

Workshop - Measuring 10' 3" x 8' 3" with light and power, door and window to side aspect leading to passage way.

**Utility Room**

7' 0" x 6' 0" (2.13m x 1.83m)

Wall mounted gas boiler serving domestic hot water and central heating systems, space for tumble dryer, plumbing for washing machine, light and power connected.

**Separate W.C.**

Comprising low flush W.C, with window to rear aspect.

Rear - Comprising paved patio, enclosed by dwarf walling, steps up to main lawn, borders stocked with flowers, shrubs and bushes, enclosed by wooden panelled fencing, outside water tap, brick store, further extensive vegetable plot with borders stocked with further flowers, shrubs and bushes, also enclosed by wooden panelled fencing, garden measures approx 100ft in length by 45ft in width, gated side pedestrian access (new fence and gate recently fitted).

**Material Information**

The tenure of this property is freehold.



**Energy Performance Rating**

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

**Council Tax**

We understand the council tax is band C (£2,274 per annum. Charges for enter year).

**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.**

