



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.

## Whitley Close Irthlingborough NN9 5GN Freehold Price 'Offers In Excess Of' £250,000

**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



Constructed in 2013 and situated in a cul de sac off Wellingborough Road is this immaculate modern two bed roomed semi detached bungalow offered to the market with no upward chain. Benefits include gas radiator central heating, uPVC double glazing, built in kitchen appliances, four piece bathroom suite and offers a brick/uPVC conservatory, off road parking for three cars and low maintenance gardens. The accommodation briefly comprises entrance hall, lounge, conservatory, kitchen/breakfast room, two bedrooms, bathroom, front and rear gardens, single garage and a driveway.

Entry via part glazed front door through to:

#### Entrance Hall

Radiator, loft access, cupboard housing water cylinder, further storage cupboard, telephone point, part glazed double doors through to:

#### Lounge

16' 0" x 10' 8" (4.88m x 3.25m)

French door to rear aspect through to conservatory, telephone point, TV point, radiator,

#### Kitchen/Breakfast Room

14' 6" x 9' 1" (4.42m x 2.77m) (This measurement includes area occupied by the kitchen units)

Fitted to comprise stainless steel single drainer sink unit with cupboard under, a further range of eye and base level units providing work surfaces, built in stainless steel oven, four ring gas hob and extractor hood over, fridge/freezer, concealed wall mounted gas boiler serving domestic hot water and central heating systems, radiator, plumbing for washing machine, window and part glazed door to rear aspect, though to:

#### Conservatory

12' 8" x 9' 1" (3.86m x 2.77m)

Of brick/uPVC construction, door to side aspect, tiled floor, wall mounted electric heater, power points, wall mounted light point, perspex roof.

#### Bedroom One

10' 8" x 12' 0" (3.25m x 3.66m)

Window to front aspect, radiator, built in bedroom furniture comprising wardrobes, storage lockers and drawers.

#### Bedroom Two

11' 9" x 9' 6" (3.58m x 2.9m)

Window to front aspect, radiator.

#### Bathroom

Four piece suite comprising low flush W.C, pedestal hand wash basin, panelled bath with shower attachment, tiled splash backs, separate shower cubicle with chrome shower, radiator, window to side aspect, wall mounted shaver point, ceiling mounted extractor.

#### Outside

Front - Gravelled, drive way providing off-road parking for three cars leading to;\_

Single brick garage - with remote controlled up and over door, power and light connected.

Rear - Comprising extended paved patio, artificial lawn with gravel border, gated side pedestrian access, outside water tap, courtesy door to garage, wall mounted remote controlled awning, garden is enclosed by wooden 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 B (£1,893 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.**

