



Total area: approx. 126.1 sq. metres (1357.5 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.

## Drayton Road Irthlingborough NN9 5TA Freehold Price 'Offers in excess of' £270,000

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 with no upward chain and situated within the popular 'Knightland's' estate is this established and significantly extended three bedroomed semi detached property featuring approx 1370 square feet of accommodation. Benefits include gas radiator central heating, double glazing, built in kitchen appliances and offers three good sized bedrooms, three reception rooms, off road parking for numerous cars and a south facing rear garden. The accommodation briefly comprises entrance hall, lounge, dining room, sitting room, cloakroom, kitchen, conservatory, three bedrooms, bathroom, front and rear garden, single garage and a driveway.

Entry via uPVC front door with side screen through to:

#### Entrance Hall

Stairs rising to first floor landing, storage cupboard, door through to:

#### Lounge

16' 9" x 11' 1" (5.11m x 3.38m)

uPVC bow window to front aspect, radiator, living flame gas fire with feature surround and raised hearth, dado rail, coving to ceiling, archway through to:

#### Dining Room

10' 3" x 9' 9" max (3.12m x 2.97m)

Under stairs storage cupboard, dado rail, coving to ceiling, multi paned doors through to:

#### Kitchen/Breakfast Room

23' 3" max x 9' 0" (7.09m x 2.74m)(This measurement includes area occupied by the kitchen units)

Fitted to comprise one and a half bowl single drainer composite sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, integrated double oven, ceramic hob, extractor, plumbing for washing machine, space for dishwasher, wall mounted gas boiler serving domestic hot water and central heating systems, sealed unit double glazed window to rear aspect, tiled floor, spotlights to ceiling, fridge/freezer space.

#### Sitting Room

13' 3" x 10' 6" (4.04m x 3.2m)

Part glazed door to side aspect, radiator, coving to ceiling, sealed unit double glazed door and side screen to conservatory.

#### Cloakroom

Comprising low flush W.C., pedestal hand wash basin, ceiling mounted extractor.

#### Conservatory

18' 1" x 9' 2" (5.51m x 2.79m)

Of brick and uPVC construction, radiator, tiled floor, TV point, wall mounted air conditioning unit, perspex roof, French door to rear aspect through to garden.

#### First Floor Landing

Radiator, window to side aspect, loft access, airing cupboard with radiator and fitted shelving, doors to:

#### Bedroom One

23' 5" max x 11' 3" narrowing to 8' 6" (7.14m x 3.43m)

Window to rear aspect, radiator, dado rail, coving to ceiling, part glazed door to side aspect through to balcony, built-in triple wardrobe with sliding doors.

#### Bedroom Two

11' 2" x 11' 3" (3.4m x 3.43m)

Window to front aspect, radiator, dado rail, coving to ceiling.

#### Bedroom Three

8' 2" x 8' 4" max including bulkhead(2.49m x 2.54m)

Window to front aspect, radiator, coving to ceiling and dado rail.

#### Shower Room

Comprising low flush W.C., vanity sink with cupboard under, shower cubicle, chrome towel rail, spotlights and coving to ceiling, wall mounted extractor, sealed unit double glazed unit window to rear aspect, fully tiled walls.

#### Outside

Front - Garden is mainly lawned enclosed by low brick walling, concrete driveway providing off-road parking for numerous cars, leading to a single detached pre-fabricated garage with up and over door.

Rear - Comprising paved patio, gated side pedestrian access, outside water tap, main lawn with borders stocked with variety of bushes, shrubs and flowers, mature tree, garden is enclosed by wooden panelled fencing and enjoys a southerly aspect. Garden measures approx 45ft in depth.

#### 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 D (£2,559 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](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.**

