



Station Road Irthlingborough NN9 5QD

Monthly Rental Of £1,695 pcm



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.

Available immediately 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. The property offers vehicular access via Eastfield Road providing off road parking for many cars. The accommodation comprises entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, utility room, first floor landing, four bedrooms with en suite shower to two bedrooms, bathroom, front and rear gardens and a driveway.

Entry via part-glazed composite front door through to:

Entrance Hall

Cloakroom

Lounge

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

Dining Room

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

Kitchen/Breakfast Room

21' 2" x 11' 6" (6.45m x 3.51m)

Utility Room

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

First Floor Landing

Bedroom One

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

Ensuite Shower Room

Bedroom Two

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

Bedroom Three

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

Ensuite Shower Room

Bedroom Four

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

Family Bathroom

Outside

Council Tax

We understand the council tax is band D (£2,434 per annum. Charges for 2025/2026).

Energy Performance Certificate

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

General Data Protection Regulations 2018

Should you wish to view this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

Tenant Requirements

- First month's rent of £1,695 pcm
- Deposit of £1,955.76
- Your details will be submitted to our referencing company, who will carry out a credit check and obtain previous landlord references and employment references
- Proof of identification (passport or driving licence and proof of address i.e. utility bill)
- Right to remain documents (if applicable)
- Holding deposit of £ (one weeks' rent). This is to reserve a property, subject to referencing. Please note: This will be retained if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). This holding deposit will be returned within 15 days or apportioned to rent with the prospective tenants consent if referencing is successful.

£3,650.76 (Total)

Client deposits are protected by the Deposit Protection Service. Please note we are unable to accept debit or credit card payments.

Home contents insurance

We require our tenants to have home contents insurance. This not only covers the tenants belongings, but also covers their liability to the landlord for damage to his property. Please ask for further information.