Middle Grass Irthlingborough

richard james

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Total area: approx. 110.1 sq. metres (1184.7 sq. feet)

This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fitments and kitchen units may vary in shape and size.

Middle Grass Irthlingborough NN9 5TW

Freehold Price £325,000

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

The Property Ombudsman

relocation agent network

Offered with no upward chain and situated within a popular estate off Finedon Road is this modern four bedroomed detached property featuring off road parking for up to three cars and three reception rooms with further benefits to include gas radiator central heating, uPVC double glazing however the property requires some updating and redecoration. The accommodation briefly comprises entrance hall, lounge, dining room, home office/playroom, kitchen/breakfast room, utility room, cloakroom, four bedrooms with en suite to master, family bathroom, front and rear gardens, single garage and a driveway.

Entry via part glazed front door through to:

Entrance Hall
Stairs rising to first floor landing, tiled flooring, telephone point, doors to:

Play Room
16' 0" x 9' 0" max into built in cupboards (4.88m x 2.74m)
Window to front aspect, radiator, a range of built-in cupboards with fitted shelving, coving to ceiling, spotlights to ceiling.

Lounge
13' 4" x 13' 4" (4.06m x 4.06m)
Electric fire with feature surround and raised hearth, wooden effect flooring, radiator, wall light points, TV point, coving and spotlights to ceiling, multi paned double doors through to:

Dining Room
9' 2" x 8' 2" (2.79m x 2.49m)
French door to rear aspect, radiator, coving and spotlights to ceiling, wooden effect flooring.

Kitchen/Breakfast Room
12' 0" x 9' 2" (3.66m x 2.79m)
Fitted to comprise single drainer sink unit with mixer tap over and cupboard under, a further range of eye and base level units providing work surfaces with tiled splash backs, window to rear aspect, integrated oven, four ring gas hob and extractor fan over, under stairs storage area, radiator, spotlights to ceiling, fridge space, door through to:

Utility Room
4' 9" x 4' 9" (1.45m x 1.45m)
Glazed door to rear aspect, work surface with plumbing for washing machine and space for tumble dryer with venting, wall mounted gas boiler serving domestic hot water and central heating systems, tiled splash backs, spotlights to ceiling, radiator, door through to:

Cloakroom
Comprising low flush W.C, wall mounted hand wash basin, tiled splash backs, radiator, window to side aspect, heated towel rail.

First Floor Landing
Loft access, doors to:

Bedroom One
13' 4" max x 11' 6" (4.06m x 3.51m)
Window to front aspect, radiator, spotlights to ceiling, telephone point, TV point, cupboard housing water cylinder, door through to:

Ensuite Shower Room
Comprising low flush W.C, vanity sink with cupboard under, corner shower cubicle, radiator, window to front aspect, tiled splash backs, shaver point, wall mounted extractor.

Bedroom Two
11' 5" x 10' 1" max (3.48m x 3.07m)
Window to rear aspect, radiator.

Bedroom Three
13' 8" max x 8' 11" (4.17m x 2.72m)
Window to front and side aspect, radiator, storage cupboard.

Bedroom Four
8' 8" x 8' 7" max (2.64m x 2.62m)
Window to rear aspect, radiator.

Family Bathroom
Comprising low flush W.C, vanity sink with cupboard under, tiled splash backs, panelled bath with shower attachment, window to rear aspect, wall mounted extractor, shaver point, tiled floor, radiator.

Outside
Front - Double width driveway leading to further graveled area providing off road parking for up to three cars with pebble and gravel border, stocked with shrubs, leading to:

Garage - Single attached garage with up and over door, measures 18' 2" in length x 8' 8" in width. Loft access, power and light connected, French door to:

Rear Garden - Comprising paved patio, lean to, bin storage, main lawn, water tap, border stocked with a variety of shrubs and bushes enclosed with wooden panelled fencing, gated side pedestrian access, metal storage shed.

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 (£2434.16 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

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.

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