



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.

## Allen Road Irthlingborough NN9 5QY Freehold Price 'Offers In Excess Of' £230,000

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.

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27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irthlingborough Office**   
28 High Street Irthlingborough  
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**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480



Situated at the end of a cul de sac is this beautifully presented and tastefully improved bay fronted three bedroomed semi detached property featuring a refitted open plan kitchen/dining room with integrated appliances, refitted shower room, gas radiator central heating, uPVC double glazing and offers a generous sized garden with children's play area, covered BBQ area and workshop. Further benefits include fitted wardrobes to bedroom one, replacement oak style internal doors, wooden flooring and solid fuel fireplaces. The accommodation briefly comprises entrance hall, lounge, open plan kitchen/dining room, three bedrooms, shower room, front and rear gardens and a workshop.

Entry via composite part-glazed front door through to:

#### Entrance Hall

Stairs rising to first floor landing, radiator, under stairs storage cupboard, laminate flooring, panelled wall design, door through to

#### Lounge

12' 1" x 12' 6" max into bay (3.68m x 3.81m)

Bay window to front aspect, radiator, wooden flooring, fireplace with wooden mantel and raised hearth, coving to ceiling, tv point, telephone point, radiator.

#### Open Plan Kitchen/Dining Room

17' 7" x 18' 6" (5.36m x 5.64m) (This measurement includes area occupied by the kitchen units)

**Dining Area** - French door with side screen to rear aspect, laminate flooring, contemporary radiator, further radiator, expose brick fire place with raised hearth.

**Kitchen Area** - Refitted to comprise inset stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, built-in stainless steel double oven, fridge/freezer, induction hob, extractor fan, washing machine, pull out magic corner, pan drawers, windows to rear and side aspects, part-glazed door to side aspect, skylight and spotlights to ceiling.

#### First Floor Landing

Window to side aspect, radiator, loft access with ladder, half height panelled wall design, doors to:

#### Bedroom One

11' 8" max including wardrobes x 10' 6" (3.56m x 3.2m)

Window to front aspect, radiator, panelled wall design, a range of built-in wardrobes with hanging space and shelving over.

#### Bedroom Two

12' 0" x 10' 0" (3.66m x 3.05m)

Window to rear aspect, radiator, half height panelled wall design, character fire place.

#### Bedroom Three

9' 0" x 8' 5" (2.74m x 2.57m)

Window to rear aspect, radiator.

#### Shower Room

Refitted to comprise wall mounted hand wash basin, low flush W.C, corner shower cubicle, tiled splash backs, tiled floor, towel rail/radiator, window to front aspect, spotlights to ceiling.

#### Outside

Front - Mainly lawned with gravel border enclosed by picket fencing, block paved pathway to front door

Rear - Comprises large wooden deck with covered barbeque area, main lawn with gravelled border, children's play area with slide, raised beds stocked with various bushes and shrubs, wooden work shop with power and light connected measuring max 7'4" by 14'7" max., outside water tap and power. Garden measures 60ft in length x 57ft in depth max. and enjoys a southerly aspect.

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 A (£1,548 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.**

