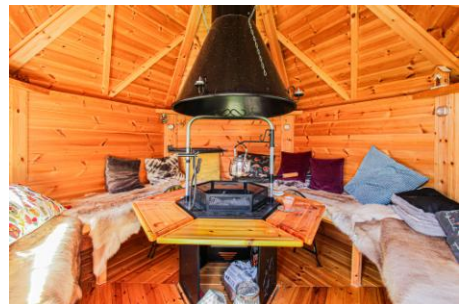


Total area: approx. 937.1 sq. feet



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.

Middle Grass Irthlingborough NN9 5TW
Freehold Price 'Offers in excess of' £250,000

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



Situated in a cul de sac within a popular estate off Finedon Road is this extended and significantly upgraded three bed roomed semi detached property with approx. 937 square feet of living space. The property features a generous single storey side extension providing a much larger 25ft kitchen/dining room and additional utility/shower room. Further upgrades include refitted kitchen, refitted bathroom, uPVC double glazing, gas radiator central heating and offers a detached single garage with ample off road parking to front and rear aspects, landscaped low maintenance gardens, an Oak Norwegian style cabin and a superb Oak canopy for barbeques in any weather! The accommodation briefly comprises porch, cloakroom, lounge, kitchen/dining room, utility/shower room, landing, three bedrooms, bathroom, front and rear gardens, single garage and a driveway to front and rear..

Entry via part glazed front door through to:

Entrance Hall

Radiator, window to side aspect, laminate flooring, door to:

Cloakroom

Refitted to comprise low flush W,C with sink combination, window to front aspect, tiled splash backs, tiled flooring.

Lounge

14' 6" narrowing to 8' 4" x 15' 7" (4.42m x 4.75m)
Window to front aspect, stairs rising to first floor landing, radiator, laminate flooring. TV point, telephone point, two radiators, door to:

Kitchen/Dining Area

25' 1" x 13' 1" (7.65m x 3.99m)(This measurement includes area occupied by the kitchen units)

Kitchen Area - Refitted to comprise inset ceramic sink unit with cupboard under, a range of eye and base level units providing quartz work surfaces, tiled splash backs, range style cooker, extractor, plumbing for dishwasher, fridge/freezer space, built-in microwave, two windows to rear aspect, tiled flooring, concealed wall mounted gas boiler serving domestic hot water and central heating systems, door to under stairs storage cupboard, opening through to:

Dining Area - French doors to rear aspect, tiled flooring, radiator, spotlights to ceiling, log burner, door through to:

Utility/Showers Room

9' 5" x 7' 6" (2.87m x 2.29m)
Comprising single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, plumbing for dishwasher, tumble dryer space, heated towel rail, tiled flooring, corner shower with chrome shower attachment, spotlights to ceiling, window to front aspect.

First Floor Landing

Loft access, doors to:



Bedroom One

13' 4" x 8' 5" (4.06m x 2.57m)
Window to front aspect, radiator, air conditioning unit, TV point.

Bedroom Two

10' 6" narrowing to 4' 6" x 8' 5" narrowing to 7' 0" (3.2m x 2.57m)
Window to rear aspect, radiator, loft access.

Bedroom Three

10' 2" narrowing to 7' 2" x 5' 7" narrowing to 2' 3" (3.1m x 1.7m)
Window to front aspect, radiator, storage cupboard housing water cylinder, shelving and clothes rail.

Bathroom

Refitted to comprise low flush W.C, vanity sink unit, panelled bath with electric shower attachment, tiled walls, tiled flooring, window to rear aspect, heated towel rail, extractor, spotlights to ceiling.

Outside

Front - Mainly blocked paved driveway with further artificial lawn, border stocked with flowers and shrubs, enclosed by picket fencing, gated access to :

Single garage - with light and power connected, electric roller door, and further driveway for one car.

Rear - Large oak canopy which measures 18' 8 x 9' 5. Garden comprising main paved patio area with seating area, log store, concrete base for multi use, raised borders stocked with decorative stones, shrubs and flowers, artificial lawn, rear gated pedestrian access, outside power and light, outside tap, enclosed by wooden panelled fencing. Further oak built Norwegian style arctic cabin with log burner, power connected, double glazed windows.

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 (£1,990 per annum. Charges for 2026/2027).

Agents Note

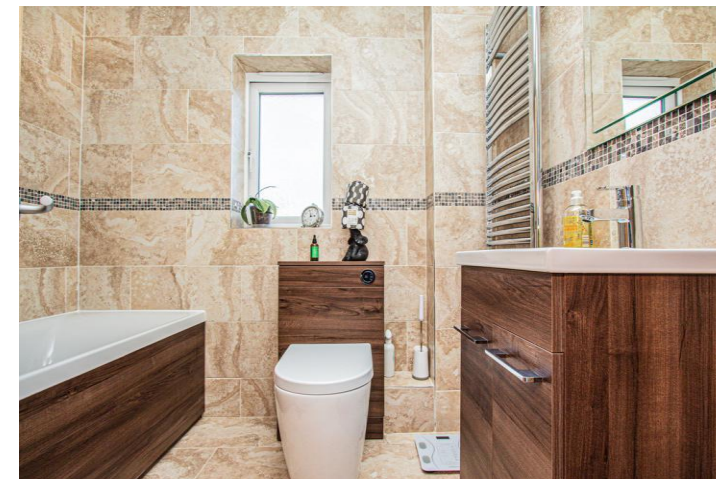
Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

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

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.

