



Total area: approx. 98.5 sq. metres (1060.2 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.

Mountfield Road Irthlingborough NN9 5SY

Freehold Price 'Offers in excess of' £300,000

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 on the popular 'Knightland's' estate is this three bed roomed semi detached property that has been significantly improved in recent years to include a two storey extension to the side, brick/uPVC conservatory addition to the rear, refitted Wrenn kitchen with a wide selection of integrated appliances. Further benefits include gas radiator central heating, uPVC double glazing, refitted shower room, refitted downstairs cloakroom and offers off road parking for two/three cars. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining/breakfast room, conservatory, three bedrooms, shower room, driveway and rear garden.

Entry via part glazed composite front door with side screens through to:

Entrance Hall

Stairs rising to first floor landing, under stairs storage cupboard, laminate flooring, radiator, doors to:

Cloakroom

Refitted to comprise low flush W.C, vanity sink with drawers under, window to front aspect, vinyl flooring, radiator, ceiling mounted extractor.

Lounge

14' 0" x 11' 4" (4.27m x 3.45m)

Bow window to front aspect, radiator, laminate flooring.

Kitchen/Dining Room

24' 1" x 8' 8" max (7.34m x 2.64m)(This measurement includes area occupied by the kitchen units)

Refitted to comprise one and a half bowl stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces with tiled splash backs, integrated five ring gas hob with extractor over, two ovens, fridge/freezer, washing machine and dishwasher, vinyl flooring and laminate flooring, radiator, window to rear aspect, French door to rear aspect through to:

Conservatory

14' 6" x 8' 7" (4.42m x 2.62m)

Off brick and uPVC construction with glass roof, window and French door to rear aspect, laminate flooring, wall mounted electric heater.

First Floor Landing

Window to front aspect, loft access, storage cupboard, doors to:

Bedroom One

11' 6" x 10' 1" (3.51m x 3.07m)

Window to front aspect, radiator.

Bedroom Two

12' 8" x 9' 3" (3.86m x 2.82m)

Window to rear aspect, radiator, vinyl flooring.

Bedroom Three

10' 0" x 8' 0" (3.05m x 2.44m)

Window to rear aspect, radiator.

Shower Room

12' 4" x 5' 7" (3.76m x 1.7m)

Refitted to comprise low flush W.C, vanity sink with drawers under, double shower cubicle with chrome shower, windows to front and rear aspect, spotlights to ceiling, vinyl flooring, chrome towel rail, shaver point, cupboard housing wall mounted gas boiler serving domestic hot water and central heating systems.

Outside

Front - Blocked paved providing off road parking for two/three cars.

Rear - Comprising paved patio with outside water tap, gated side pedestrian access with sleeper retainer, steps up to main lawn with border stocked with a variety of flowers, shrubs and bushes, enclosed by wooden panelled fencing, wooden workshop measuring 14' 0" x 9' 7" off wooden construction, light and power connected.

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.

