



Total area: approx. 629.0 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.



Dairy Way Irthlingborough NN9 5TH Freehold Price 'Offers in excess of' £215,000

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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Northants NN8 1BS
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Irthlingborough Office
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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A well presented Persimmon built two bedroomed semi detached property situated in a cul de sac on the southern outskirts of the popular 'Pinetree's' estate with benefits to include gas radiator central heating, uPVC double glazing, built in kitchen appliances and offers built in wardrobes to both bedrooms, off road parking for two cars and low maintenance gardens. The accommodation briefly comprises entrance hall, cloakroom, lounge/dining room, kitchen, two bedrooms, 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, laminate flooring, radiator, doors to:

Cloakroom

Comprising low flush W.C, wall mounted hand wash basin with tiled splash backs, radiator, window to front aspect, tiled flooring.

Kitchen

9' 8" x 6' 3" (2.95m x 1.91m)(This measurement includes area occupied by the kitchen units)

Comprising 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 stainless steel oven, four ring gas hob, extractor over, concealed wall mounted gas boiler serving domestic hot water an central heating systems, fridge/freezer space, plumbing for washing machine.

Lounge/Dining Room

14' 5" x 13' 0" (4.39m x 3.96m)

Sliding patio doors to rear aspect, laminate flooring, two TV points, radiator.

First Floor Landing

Loft access, doors to:

Bedroom One

13' 0" max x 8' 5" (3.96m x 2.57m)

Window to rear aspect radiator, fitted double wardrobe, TV point.

Bedroom Two

8' 3" x 10' 7" (2.51m x 3.23m)

Window to front aspect, radiator, built-in double wardrobe.

Bathroom

Three piece suite comprising low flush W.C, pedestal hand wash basin with panelled bath, chrome shower over, tiled splash backs, window to side aspect, shaver point, radiator, wall mounted extractor.



Outside

Front - Garden is enclosed by privet hedge and wooden fencing with gravel border, driveway providing off road parking for two cars, leading to single brick garage with up and over door, power and light connected, outside water tap.

Rear - Of low maintenance design comprising paved patio with gravel border, gated side pedestrian access to the side, courtesy door to garage, steps up to lawn, enclosed by wooden panelled fencing, enjoys a private aspect from the rear.

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.

