



Total area: approx. 111.8 sq. metres (1203.8 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.



**Station Road Irchester NN29 7EN**

**Freehold Price £370,000**

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  
Northants NN9 5TN  
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**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
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**Offered with no chain is this rarely available three bedroom double bay detached bungalow which has open field views to the front and is offered in immaculate condition throughout. Benefits include uPVC double glazed doors and windows, a refitted kitchen with built in appliances, a refitted shower room, gas radiator central heating and parking for at least six vehicles leading to a single garage. The property further offers three double bedrooms, bedroom one being 16ft, majority laminate flooring and a south facing rear garden. Viewing is highly recommended to appreciate the position, size and condition of this property. The accommodation briefly comprises entrance porch, entrance hall, master bedroom, lounge, kitchen/dining room, two further bedrooms, shower room, separate W.C., gardens to front and rear, off road parking and a garage.**

Enter via uPVC entrance door.

#### Entrance Porch

Laminate flooring, door to.

#### Entrance Hall

Double radiator, laminate floor, coving to ceiling, door to.

#### Bedroom One

16' 2" max x 10' 10" max (4.93m x 3.3m)

Window to rear aspect, double radiator, coving to ceiling.

#### Hallway

Laminate flooring, radiator, built in cloaks cupboard with top boxes over, access to loft space, coving to ceiling, door to.

#### Lounge

15' 10" max x 11' 10" max (4.83m x 3.61m)

Feature fireplace with gas point, T.V. point, sliding patio door to rear garden, two radiators, through to.

#### Kitchen/dining room

13' 3" max x 10' 5" max (4.04m x 3.18m) (This measurement includes area occupied by the kitchen units)

Comprising one and a half bowl single drainer sink unit with cupboards under, range of base and eye level units providing work surfaces, built in electric double oven with electric hob and extractor fan over, plumbing for washing machine, space for fridge/freezer, uPVC door to side aspect, radiator, tiled floor, window to rear aspect, downlights to ceiling.

#### Bedroom Two

13' 6" max x 10' 11" max (4.11m x 3.33m)

Bay window to front aspect, radiator, laminate flooring, coving to ceiling.

#### Bedroom Three

13' 5" max x 10' 11" max (4.09m x 3.33m)

Bay window to front aspect, radiator, laminate flooring, coving to ceiling.

#### Shower Room

Walk in shower enclosure, wash hand basin, obscure glazed window to side aspect, tiled floor, old school towel rail, extractor fan, downlights to ceiling.

#### Separate W.C.

Comprising low flush W.C., obscure glazed window to side aspect, tiled floor, downlights to ceiling.

#### Outside

Front - Overlooking fields, off road parking for at least six vehicles, various shrubs and plants, enclosed by retaining wall and fencing.

Rear - South facing, patio running width of patio, mainly laid to lawn, various shrubs, plants, flowers and bushes, wooden shed, conifer screening, wooden fence, water tap to side, pedestrian gated access to front.

Single Garage - Electric up and over door, power and light.

#### 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 C (£2,145 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](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.**

