

Knightlands Road, Irthlingborough

richard james

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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.

Knightlands Road Irthlingborough NN9 5SU
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 surveyors 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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74 High Street Rushden
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Offered with no upward chain and situated within the popular 'Knightland's' estate is this extended three/four bedroomed semi detached dormer bungalow featuring approx.1079 square feet of accommodation. The property has been significantly improved over the years to include a dining room, extension, a loft conversion to accommodate two further bedrooms and the erection of a 21ft detached pre-fabricated garage with separate W.C.and store/utility. Further benefits include gas radiator central heating, replacement uPVC double glazing, refitted shower room, built in kitchen appliances and offers off road parking for four cars with carport and a 52ft low maintenance rear garden. The accommodation briefly comprises porch, entrance hall, lounge/dining room, kitchen/breakfast room, two bedrooms, shower room, first floor landing, two further bedrooms, rear garden, garage, carport and a driveway.

Entry via glazed door through to:

Porch
Tiled floor, uPVC front door with side screens through to:

Entrance Hall
Laminate flooring, radiator, storage cupboard, meter cupboard, dado rail, coving to ceiling, doors through to:

Lounge/Dining Room
24' 8" max x 11' 4" narrowing to 9' 8" (7.52m x 3.45m)

Lounge Area - Electric fire with feature surround, TV point, raised hearth, display shelving, laminate flooring, radiator, coving to ceiling, archway through to:

Dining Area - Sliding doors to rear aspect, radiator, laminate flooring, coving to ceiling.

Kitchen/Breakfast Room
14' 5" x 9' 9" (4.39m x 2.97m)(This measurement includes area occupied by the kitchen units)
Fitted to comprise stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces with tiled splash backs, intergrated double oven, four ring gas hob, extractor over, fridge/freezer space, radiator, tiled flooring, door and window to rear aspect, further window to side aspect, plumbing for washing machine.

Bedroom Three/Home Office
15' 1" into bay x 11' 4" (4.6m x 3.45m)
Bay window to front aspect, radiator, laminate flooring, a range of fitted wardrobes with storage lockers over and bedside tables, stairs rising to first floor landing.

Bedroom Four
10' 3" x 8' 9" (3.12m x 2.67m)
Window to front aspect, radiator, laminate flooring, coving to ceiling.

Shower Room
Refitted to comprise vanity sink with cupboard under, double shower cubicle with chrome shower and glass shower screen, window to side aspect, panelled splash area, fitted low level cupboard, concealed wall mounted gas boiler serving domestic hot water and central heating systems (brand new).

Separate W.C.
Comprising low flush W.C, radiator, window to side aspect.

First Floor Landing
Radiator, doors to:

Bedroom One
12' 0" x 10' 0" (3.66m x 3.05m)
Window to rear aspect, radiator, coving to ceiling.

Bedroom Two
10' 5" x 6' 7" (3.18m x 2.01m)
Window to front aspect, radiator, coving to ceiling.

Outside
Front - Block paved providing off road parking for three cars and enclosed by dwarf walling, leading to wooden gates to further off road parking for one further car, with carport leading to :

Garage - Detached pre-fabricated garage with up and over door measuring 21' 1 x 10' 7", power and light connected, base level units, work bench, through to:

Rear store/Utility - 5' 3" x 10' 8", base level units providing work surface, power and light, window to rear aspect, door through to:

Separate W.C - Comprising low flush W.C..

Rear - Garden is of low maintenance design being mainly paved with raised wooden deck, greenhouse, metal storage shed, wooden summer house, courtesy door through to garage, further gated pedestrian access to side, rear garden measures approx 52ft in length.

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 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.

