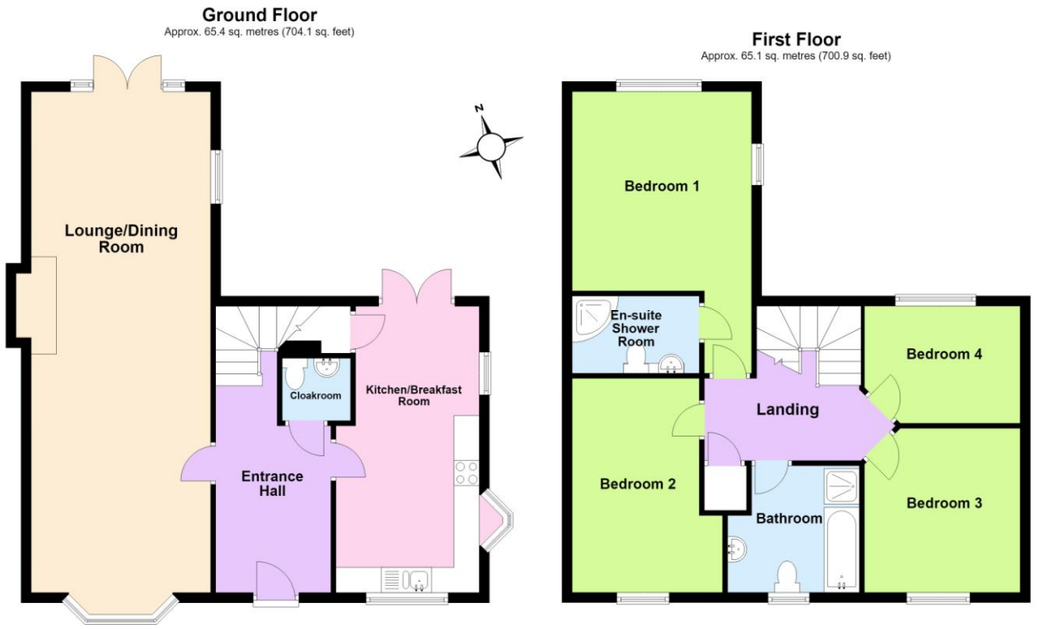
Finedon Road, Irthlingborough

richard james

www.richardjames.net



Total area: approx. 130.5 sq. metres (1405.0 sq. feet)







This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fitments and kitchen units may vary in shape and size.







Finedon Road, Irthlingborough NN9 5UB

Freehold Price 'Offers in excess of' £375,000

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.

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

The Property Ombudsman

relocation agent network

Offered with no upward chain is this individually designed four bedroomed detached property offering over 1400 sq. feet of accommodation situated in one of Irthlingborough's prime residential areas. The property benefits from sealed unit double glazing, gas radiator central heating, fitted kitchen with built in appliances and offers off road parking for one car and a single garage to the rear. The accommodation briefly comprises entrance hall, cloakroom, lounge/dining room, kitchen/breakfast room, four bedrooms with en suite shower room to master, family bathroom, front and rear gardens, garage and driveway.

Enter via part glazed front door to:

Entrance Hall
Stairs rising to first floor landing, radiator, telephone point doors to:

Cloakroom
Comprising low flush W.C, vanity sink with cupboard under, chrome towel rail, ceiling mounted extractor.

Lounge
34' 5" x 11' 8" (10.49m x 3.56m)
Bay window to front aspect, window to side aspect, French doors with side screens to rear aspect, two radiators, two TV points, two telephone points, feature fire place with wooden mantle, wall light points

Kitchen/Breakfast/Dining Room
18' 8" x 9' 4" narrowing to 8' 3" (5.69m x 2.84m) (This measurement includes area occupied by the kitchen units)
Fitted 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 AMG stainless steel electric oven, four ring gas hob, extractor over, window to front and side aspects, further oriel window to side aspect, French door to rear aspect, radiator, integrated dishwasher and washing machine, under stairs storage cupboard, spotlights to ceiling, tiled floor.

First Floor Landing
Loft access, cupboard housing wall mounted Vaillant combination boiler serving domestic hot water and central heating systems, doors to:

Bedroom One
18' 2" narrowing to 13' 11" x 11' 9" (5.54m x 3.58m)
Window to rear and side aspects, TV point, telephone point, radiator, door to:

Ensuite Shower Room
Comprising vanity sink with cupboard under, low flush W.C, corner shower cubicle, chrome towel rail, tiled splash backs, shaver point, spotlights and extractor to ceiling.

Bedroom Two
13' 4" x 10' 5" narrowing to 8' 8" (4.06m x 3.18m)
Window to front aspect, radiator, TV point.

Bedroom Three
10' 8" x 10' 3" (3.25m x 3.12m)
Window to front aspect, radiator.

Bedroom Four
10' 3" x 7' 8" (3.12m x 2.34m)
Window to rear aspect, radiator.

Bathroom
Fitted to comprise vanity sink with cupboard under, low flush W.C, panelled bath with shower attachment, tiled splash backs, shower cubicle with chrome shower, window to front aspect, shaver point, chrome towel rail, spotlights and extractor to ceiling.

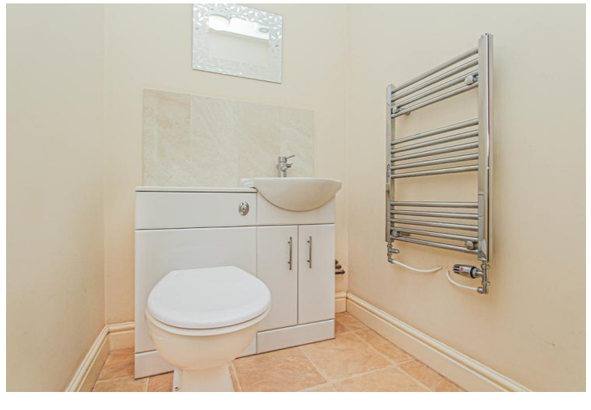
Outside
Front - Garden is mainly laid to lawn with central block paved pathway stocked with bushes enclosed by low brick walling, pedestrian side gated access to:

Rear - Comprising paved patio with water tap enclosed by low brick walling with steps down to main lawn with border stocked with various bushes, further water tap, gated rear pedestrian access, garden is enclosed by wooden panelled fencing, gated rear pedestrian access to:.

Single detached garage - With up and over door and driveway providing off road parking for one car.

Material Information
The tenure of this property is freehold.





Energy Performance Rating
This property has an energy rating of C. The full Energy Performance Certificate is available upon request.

Council Tax
We understand the council tax is band E (£3,127 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.

www.richardjames.net