



Merefields Irthlingborough NN9 5TF
Freehold Price 'Offers in excess of' £270,000

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



Offered to the market with no upward chain is this modern three bedroomed detached property with features to include replacement uPVC windows (except 2 windows), gas radiator central heating, refitted kitchen with a range of built in appliances and offers a brick/uPVC sun room addition, 'Karndeian' flooring, a low maintenance garden enjoying a high degree of privacy and off road parking for two cars. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, sun room, three bedrooms with en suite shower room to master, bathroom, front and rear gardens, single garage and a driveway.

Enter via front door to:

Porch

Radiator, tiled flooring, doors to:

Cloakroom

Fitted to comprise low flush W.C., vanity sink unit with cupboard under, tiled splash backs, radiator, window to front aspect, tiled flooring.

Lounge

13' 4" x 12' 7" narrowing to 10' 7" (4.06m x 3.84m)
Window to front aspect, Kamdeian flooring, radiator, stairs rising to first floor landing, multi fuel burner, wooden mantel, coving to ceiling, double doors to:

Kitchen/Dining Room

19' 7" x 9' 1" (5.97m x 2.77m)(This measurement includes the area provided by the kitchen units)
Refitted to comprise stainless steel single drainer sink unit with cupboard under, a range of base and eye level units providing work surfaces, tiled splash backs, built in oven and microwave, induction hob, extractor, window to rear aspect, door to side aspect, Kamdeian flooring, radiator, wine cooler, coving to ceiling.

Sun Room

8' 11" x 8' 0" (2.72m x 2.44m)
Of brick and uPVC construction, solid roof, Kamdeian flooring, two radiators, French door to side aspect leading to garden.

First Floor Landing

Loft access (part boarded) with light, airing cupboard with water cylinder and shelving, further storage cupboard, coving to ceiling, sealed unit double glazed window to side aspect at half landing, doors to:

Bedroom One

10' 6" plus wardrobe x 9' 4" (3.2m x 2.84m)
Window to rear aspect, radiator, coving to ceiling, fitted wardrobes, door to:

Ensuite Shower Room

Fitted to comprise low flush W.C., vanity sink unit with cupboard under, shower cubicle, extractor, window to side aspect, tiled flooring, heated towel rail.

Bedroom Two

10' 1" x 8' 8" (3.07m x 2.64m)
Window to front aspect, built in wardrobe, radiator, coving to ceiling.

Bedroom Three

9' 1" max. x 7' 4" max. (2.77m x 2.24m)
Window to front aspect, fitted wardrobe, radiator, laminate flooring.

Bathroom

Fitted to comprise low flush W.C., vanity sink unit with cupboard under, panelled bath with shower over, tiled splash backs, tiled flooring, radiator, sealed unit double glazed window to rear aspect, shaver point, extractor.

Outside

Front - Laid to lawn, driveway providing off road parking for two cars to:

Garage - Up and over door, power and light connected, water tap.

Rear - Paved patio, outside tap, main lawn, enclosed by wooden panelled fencing and low brick walling, gated rear pedestrian access, outside power, wooden shed with power and security light.

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 C (£2,274 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.

