# Hilltop Road Little Harrowden

richard james

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## Hilltop Road Little Harrowden NN9 5BP

## Freehold Price £325,000

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.



**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

**Situated facing fields to both the front and rear is this extended four/five bedroom semi detached house with three reception rooms and ensuite shower room to bedroom three. The property requires some remedial works yet benefits from uPVC double glazed doors and windows, gas radiator central heating and the addition of a conservatory with solid insulated roof. The rear garden measures 98ft in length and the property also offers a 15ft utility room and cloakroom. The accommodation briefly comprises porch, entrance hall, lounge, dining room, family room/bedroom, kitchen, utility room, conservatory, bedroom three with ensuite shower room, three further bedrooms, bathroom, gardens to front and rear and off road parking.**

Enter via part obscure glazed entrance door to.

**Porch**
Two obscure glazed windows to front aspect, part obscure glazed door to.

**Entrance Hall**
Radiator, stairs to first floor landing, doors to.

**Dining Room**
13' 6" x 9' 10" into chimney breast recess (4.11m x 3m)
Chimney with ornamental wooden surround and coal effect fire fitted, wall light points, two windows and glazed door to conservatory, through to.

**Lounge**
13' 6" into bay x 11' 3" into chimney breast recess (4.11m x 3.43m)
Bay window to front aspect, radiator, chimney with wooden surround and gas fire fitted, T.V. point, wall light points.

**Kitchen**
15' 9" x 7' 0" (4.8m x 2.13m) (This measurement includes area occupied by the kitchen units)
Comprising single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, tiled splash areas, space for cooker, gas fired boiler serving central heating and domestic hot water, radiator, space for fridge/freezer, window to rear aspect, two windows to utility room, part glazed door to.

**Utility Room**
15' 7" narrowing to 10' 3" x 7' 4" (4.75m x 2.24m)
Worksurface with cupboards and drawers under, worksurface with plumbing for washing machine, tiled floor, radiator, window and part obscure glazed door to rear garden, doors to.

**Cloakroom**
Comprising low flush W.C. with concealed cistern, pedestal hand wash basin, tiled floor, electric extractor vent.

**Family Room/Bedroom**
14' 7" x 7' 4" max (4.44m x 2.24m)
Bow window to front aspect, obscure glazed window to side aspect, radiator, understairs storage cupboard.

**Conservatory**
12' 1" x 8' 5" (3.68m x 2.57m)
Of brick construction with insulated solid roof, glazed to three aspects, tiled floor, French doors to rear garden.

**First Floor Landing**
Access to loft space, doors to.

**Bedroom One**
14' 1" into bay x 11' 3" beyond wardrobes (4.29m x 3.43m)
Bay window to front aspect, radiator, range of fitted wardrobes, top boxes and cabinets.

**Bedroom Two**
13' 7" x 10' 0" max (4.14m x 3.05m)
Window to rear aspect, airing cupboard housing hot water cylinder and immersion heater.

**Bedroom Three**
12' 1" upto wardrobe x 10' 3" (3.68m x 3.12m)
Two windows to rear aspect, radiator, built in wardrobe, door to.

**Ensuite Shower Room**
Comprising tiled shower area, pedestal hand wash basin, low flush W.C., radiator, obscure glazed window to side aspect, wood effect floor.

**Bedroom Four**
14' 6" narrowing to 9' 10" x 7' 4" (4.42m x 2.24m)
Window to front aspect, radiator, fitted cupboard and shelf.

**Bathroom**
Comprising panelled bath with shower fitted over, pedestal hand wash basin, low flush W.C., tiled walls, obscure glazed window to front aspect.

**Outside**
Rear garden - 98ft in length and backing onto a spinney and farmers field. Concrete patio, sections of lawn with borders of plants and shrubs inbetween, conifer hedge to rear area of trees, greenhouse and two sheds, outside tap, hedge and wooden fence.

Front - Wall, various shrubs and shingle, driveway providing parking for one car.

**N.B**
A private service road provides access to the properties, this also offers additional parking, each resident is responsible for the maintenance for the area directly in front of their property, we are advised an area of grass verge in front of the hedge is also owned by the property. This should be confirmed by a legal representative before commitment to purchase.

**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 (£2,169 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.

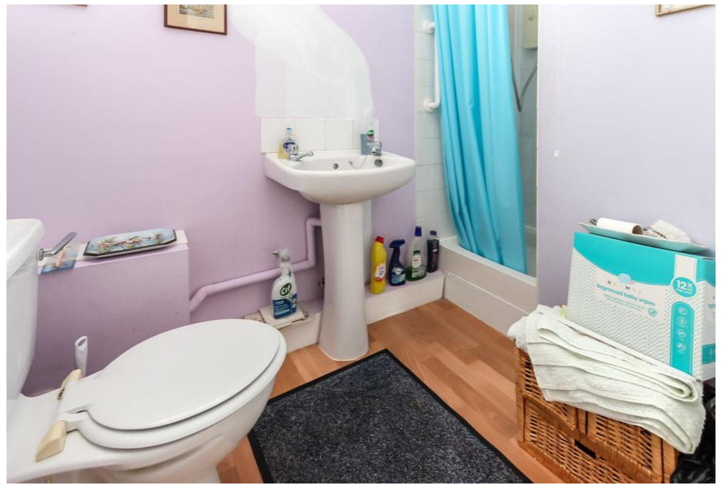
**General Data Protection Regulations 2018**
Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

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.**





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