



68 Station Road | Irchester | NN29 7EN



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## Guide Price £239,995

A period bay fronted mid terrace house with pretty south facing garden, located on the edge of this popular village. The property offers a gas fired radiator heater system, PVCu double glazing and has retained many period features including, wooden doors, log burner and exposed brickwork. The accommodation briefly comprises of an entrance hall, sitting room, dining room, kitchen and bathroom. To the first floor there are two double bedrooms a shower room and a further bedroom/study. Viewing recommended.

- Three bedrooms
- Log burner
- South facing garden
- Bathroom & Shower Room
- PVCu windows
- Open country views

### **Paragraph**

Composite door leading from the front into the storm porch. Storm porch has part glazed wooden door leading to entrance hall.

### **Entrance hall**

Radiator, stairs to 1st floor, door to sitting room/dining room.

### **Sitting/dining room**

10'0" x 22'10" (3.07 x 6.98)

Bay window to front, radiator, TV point, log burner on tiled hearth with wooden surround, coving, doors leading to kitchen and lean to/utility

### **Kitchen**

7'9" x 12'3" (2.38 x 3.74)

Fitted with a range of contemporary style wood fronted base and eye level units with wood effect roll edge work surfaces above, insert one and half bowl leisure stainless steel sink with mixer tap, four ring electric cooker, extractor above, tiled splashback areas, space for washing machine & space for undercounter fridge, vinyl floor, window and PVCu part glazed door to side. Part glazed wooden door to bathroom.

### **Bathroom**

Fitted with a three-piece contemporary style suite in white including vanity wash hand basin and bath, tiled splash areas, radiator, obscured window to the side.

### **Lean to/utility**

5'10" x 8'11" (1.78 x 2.74)

PVCu doors leading to garden

### **First floor landing**

Access to roof space, doors to bedrooms, shower room and storage cupboard

### **Bedroom One**

13'7" x 10'9" (4.15 x 3.30)

Windows to the front with open countryside views, radiators, built-in wardrobes, TV point.

### **Bedroom Two**

7'9" x 11'9" (2.38 x 3.60)

Window to the rear, radiator, built-in cupboard.

### **Bedroom three/study**

7'11" x 6'11" (2.42 x 2.13)

Window to the rear, radiator, cupboard housing wall mounted gas fired central heating boiler.

### **Shower room**

Fitted with a two-piece style suite in white including glazed shower unit with electric shower above, towel warmer radiator, obscured window to the side.

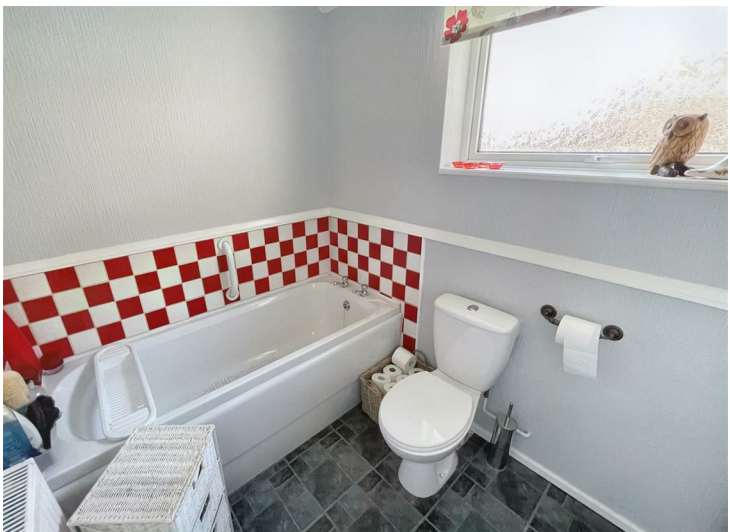
### **Outside**

The property stands in an open front garden of hardstanding which could be used as a potential parking space, stone steps leading to storm porch.

### **Garden**

Immediately abutting the rear of the property is a hardstanding area with outside socket, paved seated area, shared pedestrian access to the neighbouring properties – gated. The remainder of the garden is laid to gravel and well established shrubs & bushes. Timber shed. Enclosed with timber fencing on both sides, south facing in aspect.



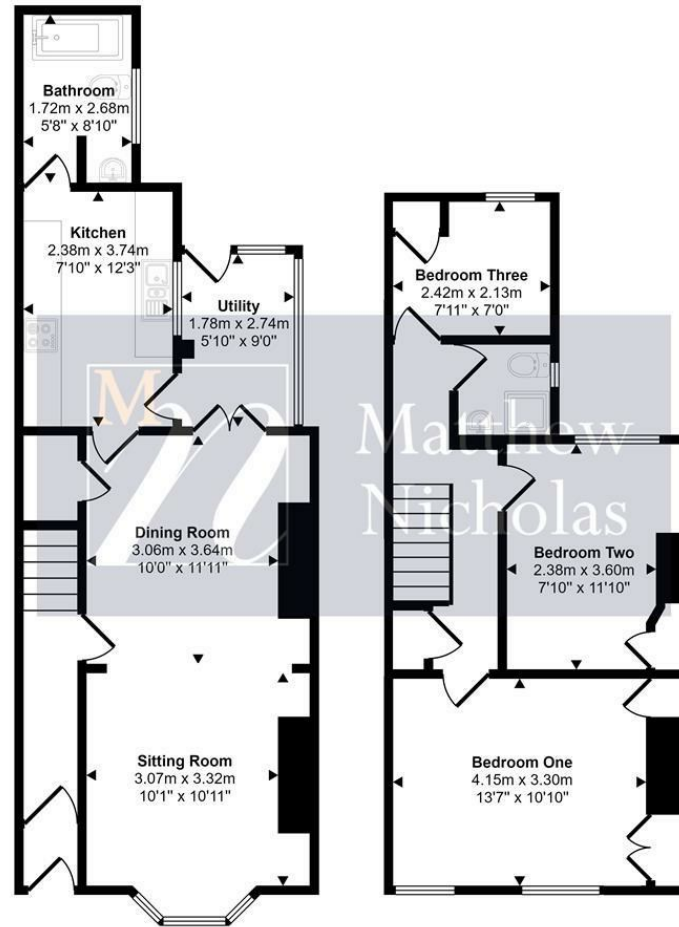








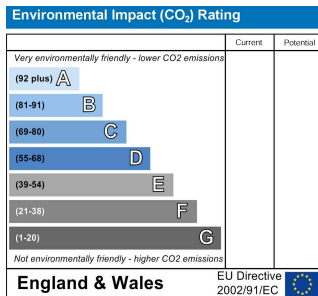
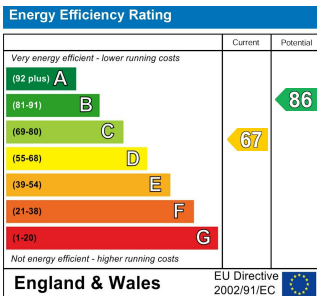
# Further Information



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Local Authority: North Northamptonshire Council

Tax Band: B



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