



95 Woodlands Road | Irchester | NN29 7BU



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## Offers In The Region Of £399,995

A rarely available Underwood built detached bungalow offering an enviable south facing plot backing onto open farmland. Offered with no onward chain, the property boasts PVCu double glazing, a gas fired radiator heating system and is situated on a sought after residential road towards the edge of the village. Comprising a porch, entrance hall, guest WC, sitting room, dining room/additional bedroom (subject to wall reinstatement), kitchen, rear lobby, inner hall, two bedrooms and a bathroom. Double garage and enclosed gardens. Viewing is advised.

- Rare Underwood built detached bungalow backing onto open farmland
- No onward chain
- PVCu double glazing
- Sought after residential road
- Gas fired radiator heating system
- Flexible options for use of space

PVCu glazed door leading from the front into the

### **Porch**

6'0" x 2'7" (1.84 x 0.81)

Further glazed door and panels to the

### **Entrance Hall**

Radiator, doors to sitting room, kitchen, guest WC and inner hall.

### **WC**

4'2" x 5'6" (1.28 x 1.70)

Fitted with a two piece suite including a low level WC and wash hand basin. Tiled splash areas, radiator.

### **Sitting Room**

19'11" x 11'8" (6.09 x 3.58)

Sliding patio doors and further window to the rear, radiator, feature stone fireplace with timber mantel, tiled hearth and fitted gas fire. TV point, coving, archway to the

### **Dining Room**

9'9" x 11'9" (2.99 x 3.60)

Window to rear, radiator, coving. (This room was formerly a bedroom and would simply require the opening of the door back to the inner hall and reinstatement of the dividing wall with the sitting room to render it useable again - subject to consents).

### **Kitchen**

11'10" x 8'8" (3.62 x 2.65)

Fitted with a range of base and eye level units. Inset ceramic sink, space for slide-in cooker with extraction above. Plumbing and space for washing machine and dishwasher, integrated fridge, tiled splash areas and floor. Window to side and door to the

### **Utility**

9'1" x 2'10" (2.77 x 0.88)

Door to the side and garage, wall mounted boiler and space for fridge/freezer.

### **Bedroom One**

10'9" x 11'10" (3.30 x 3.63)

Window to rear, radiator, coving.

### **Bedroom Two**

7'10" x 8'8" (2.39 x 2.65)

Window to front, radiator, coving.

### **Bathroom**

8'1" x 5'8" (2.47 x 1.75)

Fitted with a three piece suite including a low level WC, wash hand basin with cupboard below and bath with shower above. Radiator, tiled splash areas, window to front.

### **Outside**

Open plan lawned frontage with block paved drive for two car parking. Access can be gained to the entrance door, garage and rear garden.

### **Garage**

16'5" x 16'7" (5.01 x 5.08)

Electric up and over door, power and light, door to the utility room.

### **Rear Garden**

Laid to a combination of lawn, paving and well stocked beds. Timber shed with electric points. South facing with several inset trees and fencing to either side and hedge to the rear. Delightful open views over farmland.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.

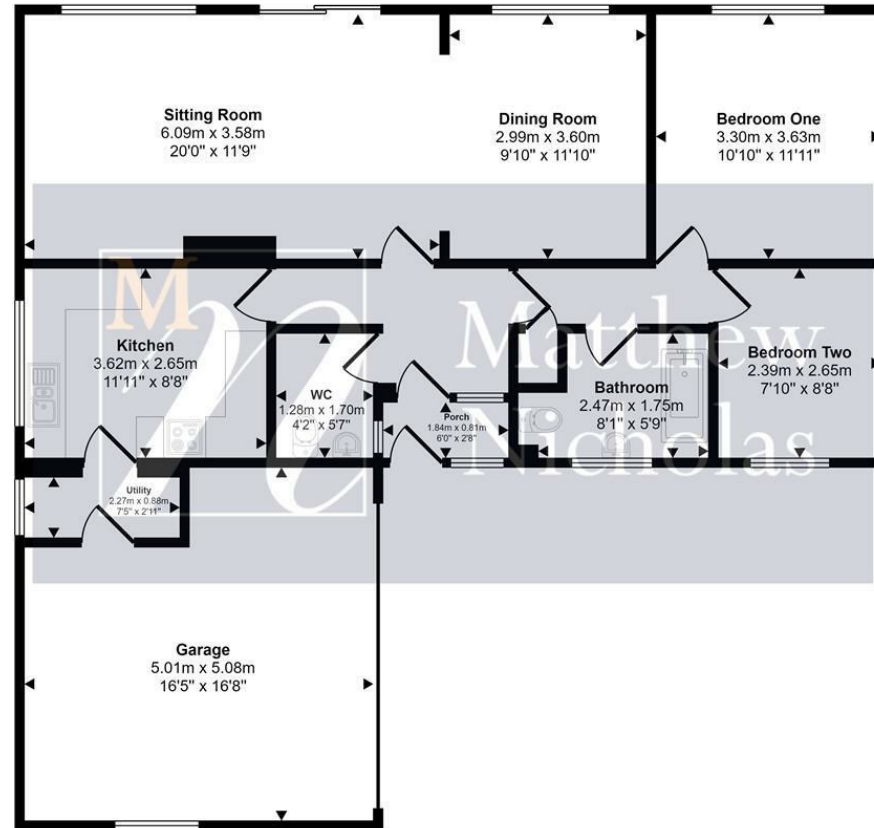




# Further Information



Approx Gross Internal Area  
108 sq m / 1158 sq ft



Floorplan

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: D

Floor Area: 1158.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>79</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>49</b>	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

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