



5 Gypsy Lane | Irchester | NN29 7DJ



Matthew
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Asking Price £340,000

A superb mature three bedroom bay fronted semi-detached house enjoying a private position off a private road and backing onto open fields. The property offers gas fired radiator heating system, PVCu replacement double glazing, a traditionally styled conservatory leading from the dining room and onto the garden, refitted kitchen, fitted white bathroom and attractive presentation. The house stands to the front of a generous plot with open views over farmland to the rear, along with a superbly landscaped rear garden in excess of 100' in length. Planning Permission has previously been gained for a two storey extension to the side and further expansion to the rear (expired). Recommended.

- Rare three bedroom mature semi-detached
- Gas radiator heating system
- Traditional style PVCu conservatory
- Large garden backing onto fields
- PVCu double glazing
- Scope for further extension (STC)

Storm porch with composite entrance door and decorative glazing to either side, leading into the entrance hall.

Entrance Hall

Staircase to the first floor, radiator, doors to sitting room.

Sitting Room

13'3" x 11'6" max into bay window (4.04m x 3.53m max into bay window)

Radiator, TV point.

Dining Room

10'5" x 8'9" max (3.18m x 2.67m max)

Radiator, square opening leading through to the conservatory.

Conservatory

11'5" x 9'4" max (3.48m x 2.87m max)

Of a PVCu construction and a polycarbonate pitched roof with glazing to three aspects, French doors opening to the garden, radiator, tiled floor.

Kitchen

16'4" x 10'7" max l shaped room (4.98m x 3.23m max l shaped room)

Fitted with a range of wood laminate fronted base and eye-level units with granite effect rolled edge worksurfaces above, stainless steel, single drainer sink and further polycarbonate one and a half bowl sink both with mixer taps, ceramic hob with single electric oven beneath, stainless steel splash and concealed extractor above, plumbing and space for dishwasher and washing machine, space for fridge freezer, tiled splash areas, wall-mounted gas-fired central heating boiler, cornicing and pelmets to eye-level cupboards, tiled floor, two windows and part-glazed door to the rear garden, access to understate store.

First Floor Landing

Window to the side, loft access hatch, doors to the bedrooms and bathroom.

Bedroom One

11'5" x 11'1" max into bay window (3.48m x 3.38m max into bay window)

Bay window to the front, radiator, built-in wardrobes with sliding mirror fronted doors.

Bedroom Two

10'5" x 10'5" max (3.18m x 3.18m max)

Window to the rear, radiator.

Bedroom Three

7 x 6'4 max (2.13m x 1.93m max)

Window to the front, radiator.

Bathroom

Fitted with a three-piece suite including larger than average corner shower cubicle, pedestal wash hand basin and low-level WC, tiled splash areas, laminate tiled floor, obscured window to the rear.

Outside

The property stands behind a block paved driveway providing off-road parking for two to three vehicles. Access may be gained to the main entrance door, single attached garage and via a pedestrian gate to the rear garden.

Single attached garage

Up and over door, power and light connected.

Rear Garden

A particular feature of the property, the garden has been extensively landscaped providing areas of lawn, gravel, paved patio and well-established and stocked flower/shrub beds, timber pergola, exterior power sockets and tap, timber tool shed and enclosed by combination of timber panelled fencing, mature and hedge/trees and backing directly onto open farm land. Believed to enjoy a southerly aspect and not overlooked from the rear.

Local Information

Irchester is a popular village located between Wellingborough and Rushden and offering a comprehensive range of local amenities including shops, primary school, doctor's surgery, pubs, library and post office.

Main rail to London St Pancras from Wellingborough in under an hour. M1 at J14 Milton Keynes approx. 14 miles.





Further Information



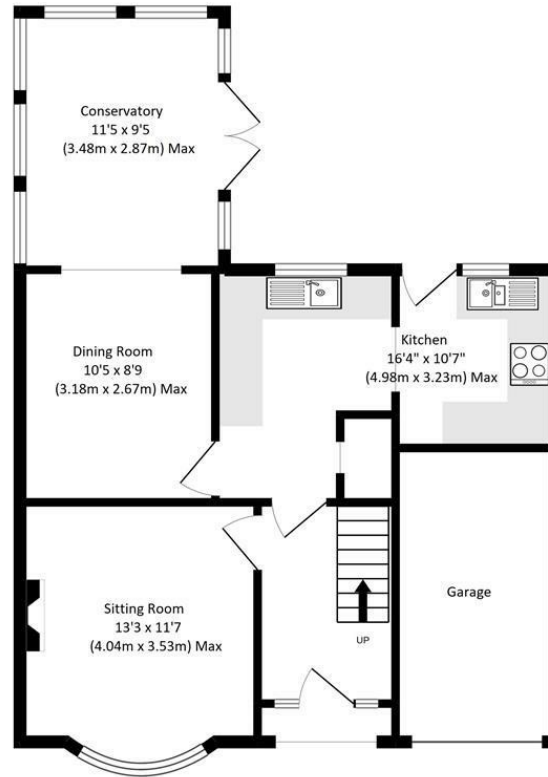
Local Authority: North Northamptonshire Council

Tax Band: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 1017 sq.ft. (94.5 sq.m.) approx.
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