

## 24 Station Road, Irchester, Northamptonshire, NN29 7EN



### £245,000 Freehold

Situated in the sought after village of Irchester is this extended three bedroom semi detached property with beautiful countryside walks just a 'stones throw' away. Benefitting from a good size kitchen/dining room and loft conversion to provide a loft room/study area. With all local amenities within walking distance and Wellingborough Station being a short drive, providing a quick and easy commute to London. Offered to the market with no onward chain, an early viewing is essential to avoid disappointment. An ideal first time purchase, as a family home or indeed buy to let investment.

- **No Onward Chain**
- **Short Drive To Wellingborough Station**
- **All Local Amenities Within Walking Distance**
  - **Loft Room**
- **Off Road Parking for Two Vehicles**
- **Village Location**
- **Countryside Walks On Your Doorstep**
- **Three bedrooms**
- **Front & Rear Garden**
- **Energy Efficiency Rating - F38**

## **Location**

Station Road can be found on the Knuston side of Irchester. The property is found near the turning into Alexander Court and is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

## **Council Tax Band**

B

## **Energy Rating**

Energy Efficiency Rating - F38

Certificate number - 9233-2818-7609-9695-8221

## **Accommodation**

### **Ground Floor**

#### **Utility Porch**

22'1" x 6'1" (6.72m x 1.85m)  
PVC double glazed.

#### **Hall**

### **Ground Floor Cloakroom / Shower Room / WC**

#### **Lounge**

12'0" x 14'3" (3.65m x 4.35m)  
Minimum measurement, plus recess, under stairs cupboard & bay window.

#### **Kitchen / Dining Room**

22'0" x 10'4" (6.70m x 3.16m)  
Space and plumbing for washing machine.  
Space for tall fridge/freezer.

### **First Floor**

#### **Landing**

#### **Bedroom 1**

12'0" x 10'7" (3.65m x 3.22m)

#### **Bedroom 2**

9'11" x 11'1" (3.03m x 3.39m)  
Maximum measurement.

#### **Bedroom 3**

6'6" x 6'7" (1.99m x 2.01m)

### **Bathroom / WC**

Wall mounted gas fired Glow-worm combination boiler installed in 2016.

### **Second Floor**

#### **Loft Room**

10'8" x 11'5" (3.24m x 3.49m)  
Maximum measurement.  
Loft converted to provide a loft room/study.  
Small eaves storage space.

## **Outside**

### **Driveway Parking**

Hardstanding parking for two vehicles.

## **Front**

Gated access through from driveway parking. Slightly raised front garden benefitting from a block paved path to the utility porch. Small front patio and area of lawn, with established hedgerow borders.

## **Rear Garden**

Low maintenance rear garden being virtually fully paved.

## **Agents Note**

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit [www.mike-neville.co.uk/privacy](http://www.mike-neville.co.uk/privacy)

## **Money Laundering Regulations 2017**

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

## **Floorplans**

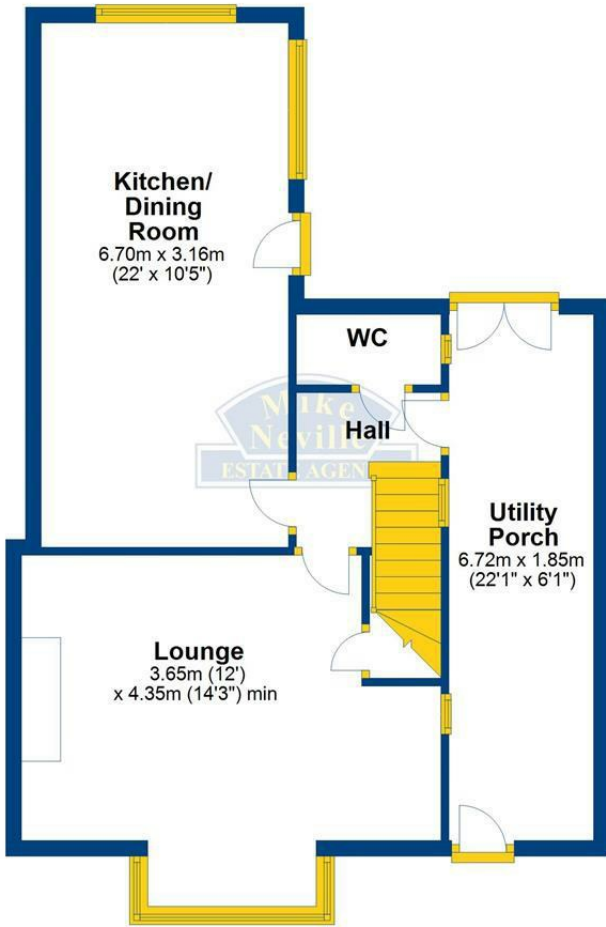
Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

## **Disclaimer**

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

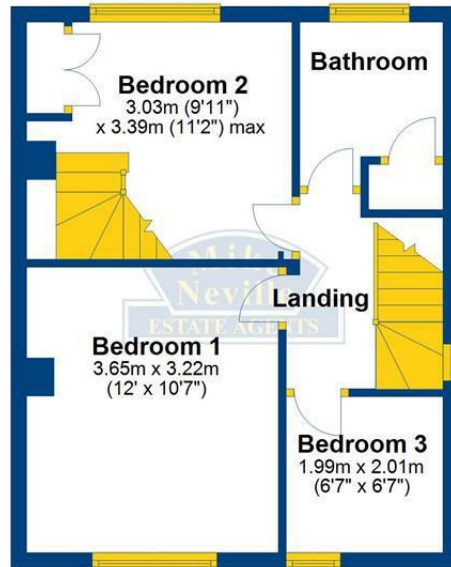
### Ground Floor

Approx. 61.1 sq. metres (657.9 sq. feet)



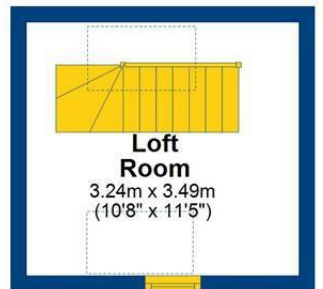
### First Floor

Approx. 36.1 sq. metres (388.7 sq. feet)



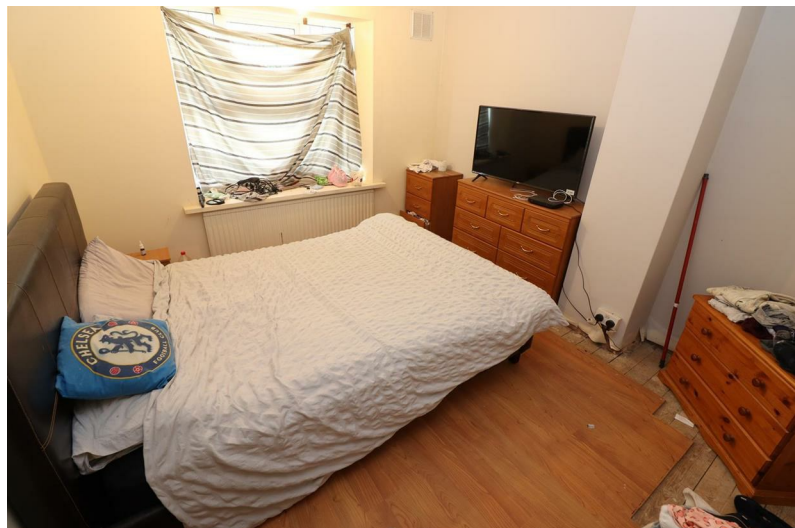
### Second Floor

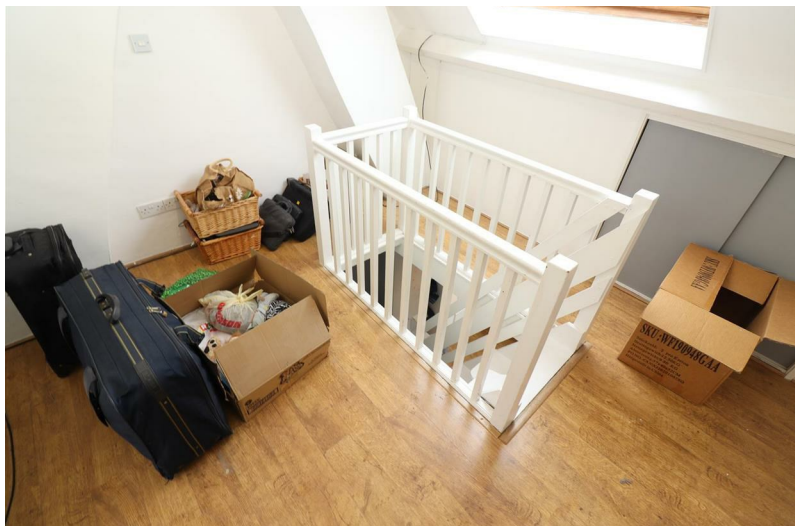
Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus loft room, approx. 11.3 sq. metres (121.6 sq. feet)



Main area: Approx. 97.2 sq. metres (1046.6 sq. feet)  
Plus loft room, approx. 11.3 sq. metres (121.6 sq. feet)











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