

**Mike
Neville**
ESTATE AGENTS

**7 Spinney Road, Irthlingborough,
Northamptonshire, NN9 5RY**

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£235,000 Freehold

Welcome to this charming, double bay fronted semi-detached house, located on the sought after Spinney Road, in the delightful village of Irthlingborough. Owned since 1937 by our vendor clients, this property boasts a generous 972 sqft of living space, perfect for a family looking to settle down in a peaceful neighbourhood. The house retains its character and requires modernisation throughout, reflected in the very reasonable asking price. Boasting three bedrooms, family bathroom, lounge, dining room, kitchen, conservatory and ground floor cloakroom/WC. Externally, you will find a large rear garden and off road parking. Don't miss the opportunity to make this house your home. Contact our office today. No onward chain.

- **No Onward Chain**
- **Project Buy, Family Home or First Time Purchase**
- **Sought After Area**
- **Three Reception Rooms**
- **Large Rear Garden**
- **In Need Of Modernisation**
- **Double Bay Fronted Semi**
- **Three Bedrooms**
- **Off Road Parking**
- **Energy Efficiency Rating - D63**

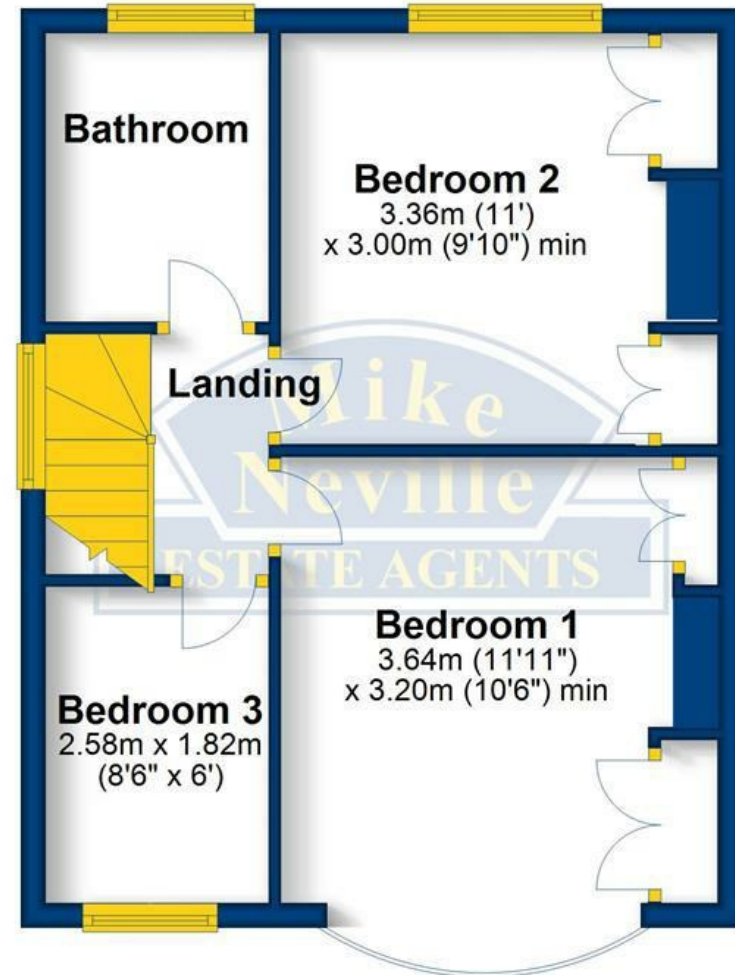
Ground Floor

Approx. 51.0 sq. metres (548.6 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.0 sq. feet)



Total area: approx. 90.3 sq. metres (971.7 sq. feet)

Location

Spinney Road can be found off the High Street. The property is identified by our external 'For Sale' boards. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

B

Energy Rating

Energy Efficiency Rating - D63

Certificate number - 0988-1203-6304-4503-1804

Accommodation

Ground Floor

Porch

Hall

Ground Floor Cloakroom / WC

Lounge 11'11" x 11'9" (3.64m x 3.57m)

Plus bay window. Open fire.

Dining Room 10'11" x 11'9" (3.34m x 3.57m)

Gas fire.

Conservatory 7'10" x 9'10" (2.40m x 2.99m)

Added on to the property around 15/20 years ago. Brick and PVC double glazed construction. Power connected.

Kitchen 16'9" x 6'0" (5.10m x 1.82m)

Maximum measurement. Gas fired Potterton boiler, installed approximately 20 years ago.

First Floor

Landing

Loft ladder access to loft space.

Bedroom 1 11'11" x 10'6" (3.64m x 3.20m)

Minimum measurement, plus built in wardrobes, plus bay window.

Bedroom 2 11'0" x 9'10" (3.36m x 3.00m)

Minimum measurement, plus built in wardrobes.

Bedroom 3 8'6" x 6'0" (2.58m x 1.82m)

Bathroom / WC

Outside

Front

Established front garden. Side gated access to rear garden.

Driveway Parking

For 1-2 vehicles.

Rear Garden

A large, long, fully enclosed and well established rear garden. Views toward St Peter's Church.

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

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.















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