

**Mike
Neville**
ESTATE AGENTS

**42 Gipsy Lane, Irchester,
Northamptonshire, NN29 7DL**

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£375,000 Freehold

We are delighted to offer for sale this detached family home situated in the popular village of Irchester, being within catchment for Wollaston Secondary School, immediate walking distance to Irchester Country Park, as well as Rushden Lakes development being a short drive away by car and can be walked or indeed biked to! This fabulous family home benefits from a large dual aspect lounge/dining room, study, three good size bedrooms and a modern refitted shower room. This property sits on a large overall plot, with a large driveway leading to a single detached garage.

- **Village Location**

- **Wellingborough Station A Short Drive Away**

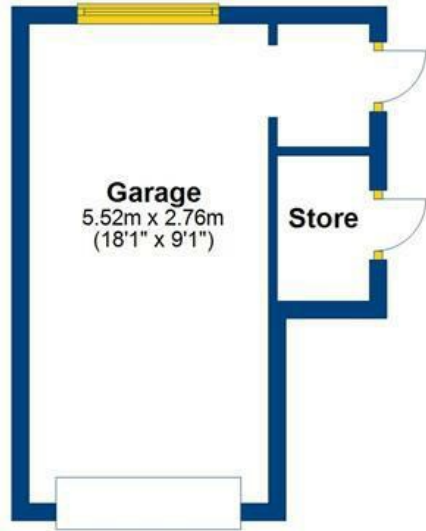
- **Bespoke solid oak windows**
- **Ground Floor Cloakroom / WC**
- **Garage & Off Road Parking**

- **Fantastic Road Links**

- **Detached Family Home**
- **Three Double Bedrooms**
 - **Large Rear Garden**
- **Energy Efficiency Rating - D60**

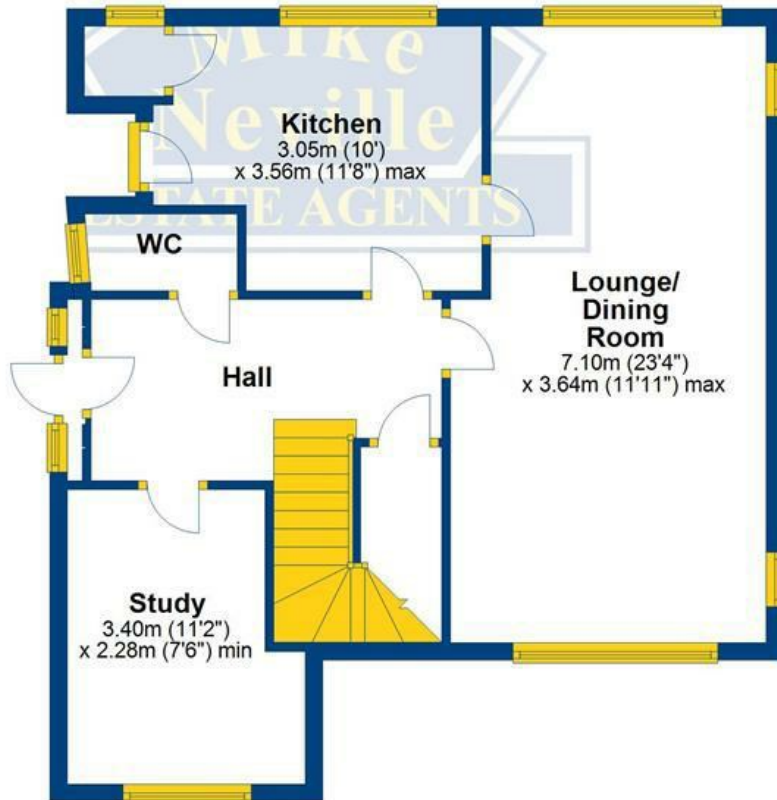
Ground Floor

Main area: approx. 60.0 sq. metres (645.5 sq. feet)
Plus garage & outbuildings, approx. 19.0 sq. metres (204.1 sq. feet)



First Floor

Approx. 52.3 sq. metres (562.6 sq. feet)



Main area: Approx. 112.2 sq. metres (1208.1 sq. feet)

Plus garage & outbuildings, approx. 19.0 sq. metres (204.1 sq. feet)

Location

Gipsy Lane (the B570) is situated between Wollaston Road (B569) and the A509. The property can be found on Gipsy Lane, as identified by our 'for sale' board. Viewings should be made strictly via ourselves the Sole Selling Agents.

Council Tax Band

D

Energy Rating

Energy Efficiency Rating - D60

Certificate number - 9002-1203-9804-9118-1704

Accommodation

Ground Floor

Hall

Ground Floor Cloakroom / WC

Modern refitted suite, having been installed in 2018.

Study 11'2" x 7'6" (3.40m x 2.28m)

Minimum measurement, plus recess.

Lounge / Dining Room 23'4" x 11'11" (7.10m x 3.64m)

Maximum measurement.

Kitchen 10'0" x 11'8" (3.05m x 3.56m)

Maximum measurement, plus pantry.

Having been remodelled in 2014, this modern kitchen benefits from a range of base and drawer units.

Built in oven, gas hob & extractor hood.

Space and plumbing for washing machine.

Space for tall fridge freezer.

First Floor

Landing

Loft access with pull down loft ladder.

Bedroom 1 13'0" x 11'11" (3.97m x 3.64m)

Bedroom 2 10'0" x 12'10" (3.04m x 3.92m)

Plus cupboard

Bedroom 3 10'0" x 10'4" (3.04m x 3.16m)

Plus cupboard

Shower Room / WC

Refitted in 2021 to include a large double shower cubicle, vanity wash hand basin and low flush wc, with 'splashwall' walls to the whole shower room, finished off with a heated towel rail.

Outside

External Boiler Room

Constructed on the rear of the property, adjoining the kitchen, which houses the gas fired combination boiler, which was installed in 2021.

Front

Private front garden, with an established hedgerow to the front and side, with an established area of lawn and flowerbed border.

Driveway Parking

For several vehicles, leading up to the single garage.

Rear Garden

Superb, large rear garden that has been very well looked after by the current owner, and having been developed over the years to now include a fantastic 'wild' area of garden, surrounded by a well kept lawn.

Garage 18'1" x 9'0" (5.52m x 2.76m)

Plus entrance area.

Power and light connected.

Store

Brick built

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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