Mike Neville ESTATE AGENTS
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20 Fitzwilliam Road, Irthlingborough
Northamptonshire NN9 5SX
£337,999 Freehold

We are delighted to offer for sale this well extended semi-detached property, situated in Irthlingborough. This property boasts ample living space with 5 reception rooms/areas, perfect for entertaining guests or simply relaxing with your family. With 5 bedrooms and 2 bathrooms, there is plenty of room for everyone to enjoy their own space and privacy, providing scope for multigenerational living. One of the reception rooms could comfortably be used as a 6th bedroom or craft/games room. Externally, this house offers parking for 2-3 vehicles, ensuring you never have to worry about finding a spot after a long day out at work and a good size rear garden. Wellingborough Station is within comfortable driving distance through Irthlingborough then via Stanton Cross, with direct access to London. Rushden Lakes can be accessed via a long, yet enjoyable country lakes walk, or, by car. Early viewing advised.

- Cul-De-Sac Location
- Five Reception Rooms / Areas
- Ground Floor Bathroom / WC
- Energy Efficiency Rating - B90
- Solar Panels
- Good Size Lounge with Wood Burner
- Good Size Rear Garden
- Five Bedrooms
- First Floor Shower Room / WC
- Off Road Parking

Location
Fitzwilliam Road can be found off Drayton Road. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band
B

Energy Rating
Energy Efficiency Rating - B90

Certificate number - 2140-3405-3040-0100-5395

Solar Panels
Solar PV panels on a rent a roof scheme. No feed in tariff but get free electricity. No cost to the vendors and all maintained by the company with no costs for service or repair on a 25 year lease, which started in 2012. Becomes the property of the house owners at end of the lease.

Accommodation

Ground Floor

Hall
Under stairs storage.

Lounge 17'7" x 14'6" (5.37m x 4.41m)
Maximum measurement. Wood burner.

Kitchen / Breakfast Room 8'7" x 17'4" (2.62m x 5.29m)
Minimum measurement, plus recess.

Conservatory One 12'5" x 10'2" (3.79m x 3.10m)
Maximum measurement.

Inner Hall

Sitting Room 14'1" x 7'9" (4.28m x 2.35m)
Maximum measurement, plus built in cupboard.

Further Inner Hall

Ground Floor Bathroom / WC

Conservatory Two 11'1" x 7'6" (3.39m x 2.29m)
Plumbing for washing machine.

First Floor

Landing
Access to part boarded and insulated loft space.

Bedroom 1 9'11" x 11'6" (3.02m x 3.50m)

Bedroom 2 12'10" x 9'3" (3.91m x 2.83m)

Bedroom 3 9'11" x 7'10" (3.01m x 2.40m)

Bedroom 4 9'9" x 7'9" (2.97m x 2.36m)
Plus high level built in storage cupboard.

Bedroom 5 6'8" x 7'9" (2.02m x 2.36m)
Minimum, plus door recess.

Shower Room / WC
2022 installed gas fired boiler.

Outside

Front
Off road parking for 2-3 vehicles.

Rear Garden
A large rear garden, being well established.

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).

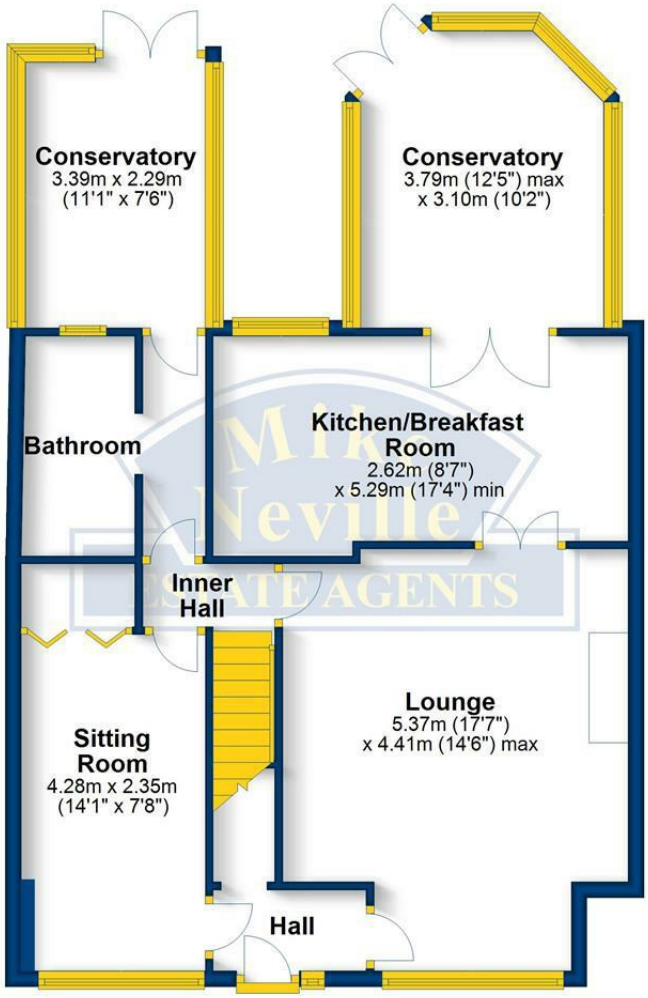
Floorplans
Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

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.

SIR MATT BUSBY
WAY

Ground Floor

Approx. 81.0 sq. metres (871.6 sq. feet)



First Floor

Approx. 54.5 sq. metres (586.1 sq. feet)

Total area: approx. 135.4 sq. metres (1457.7 sq. feet)

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