



**8 Fettleline Road, Irthlingborough
Northamptonshire NN9 5XF
£260,000 Freehold**

We are delighted to offer to the open market for sale, with no onward chain, this 2001 constructed spacious semi, situated on a small development on the outskirts of Irthlingborough, close to The Addingtons. Only upon viewing will one fully appreciate all this property has to offer – this can be arranged immediately, via ourselves, on 01933 316316.

- No Onward Chain
- Ideal First Time Purchase or Family Home
- First Floor Views Over Fields To The Rear
- Countryside Walks Close By
- Three Bedrooms
- Spacious Modern Kitchen / Dining Room
- Ground Floor Cloakroom / WC
- Good Size Rear Garden
- Driveway Parking For Two Vehicles
- Energy Efficiency Rating - C73



Location

Fettledine Road can be found off Welford Avenue, which in turn can be found off Addington Road. The property 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 - C73

Certificate number - 0235-3026-0500-0561-1206

Accommodation

Ground Floor

Hall

Under stairs cupboard.

Cloakroom / WC

Lounge 14'6" x 10'10" (4.43m x 3.31m)

Maximum measurement.

Kitchen / Dining Room 11'4" x 17'1" (3.46m x 5.21m)

Maximum measurement, including cupboard/pantry. Ideal wall mounted gas fired boiler. Double electric oven. Electric hob. Extractor. Space and plumbing for washing machine. Dishwasher.

First Floor

Landing

Loft access. Airing cupboard housing hot water cylinder.

Bedroom 1 10'5" x 10'7" (3.17m x 3.22m)

Plus built in wardrobes.

Bedroom 2 13'0" x 8'4" (3.97m x 2.55m)

Minimum measurement, plus recess.

Bedroom 3 6'6" x 8'5" (1.98m x 2.56m)

Minimum measurement, plus door recess, plus cupboard.

Bathroom / WC

Outside

Front

Front garden. Driveway approach to side, for two vehicle off-road parking. Gate to rear.

Rear Garden

Fully enclosed and providing a mature and sheltered outlook.

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.

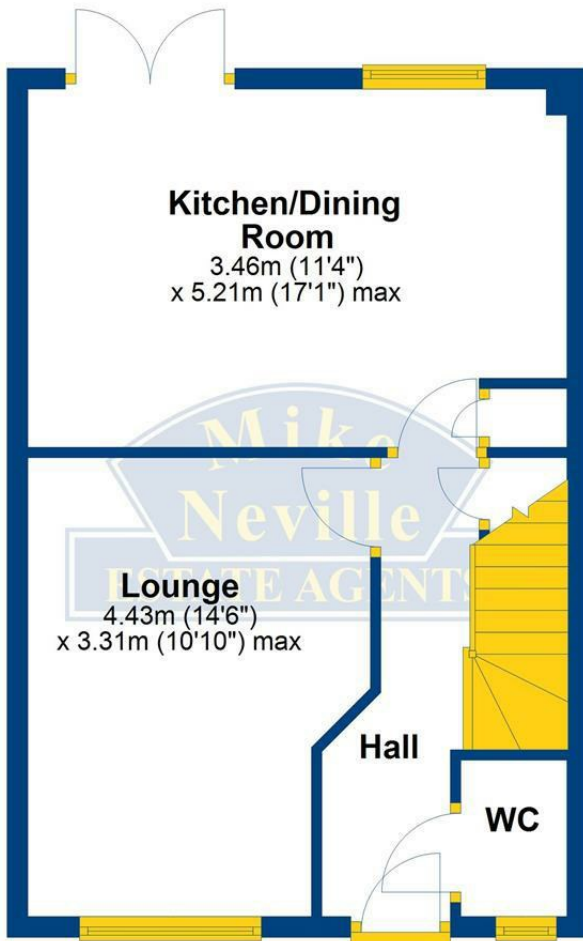
Disclaimer

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.



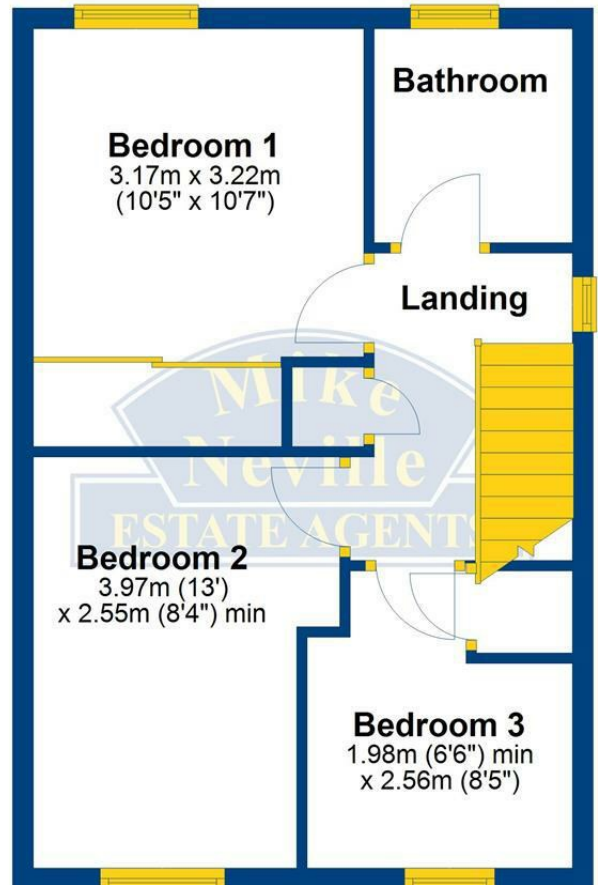
Ground Floor

Approx. 41.6 sq. metres (447.8 sq. feet)



First Floor

Approx. 42.2 sq. metres (453.8 sq. feet)



Total area: approx. 83.8 sq. metres (901.6 sq. feet)