



85 Woodlands Road | Irchester | NN29 7BU



Matthew
Nicholas



Offers In The Region Of £360,000

A rarely available two bedroomed detached 'Alfred Underwood' built bungalow on this sought after road enjoying a west facing rear garden backing onto open countryside. Offered with no onward chain, a viewing is strongly recommended. Boasting a gas fired radiator heating system, replacement PVCu double glazed windows and offered in superb decorative order, the property briefly comprises a large entrance hall, sitting/dining room overlooking the garden, refitted kitchen and a conservatory. Two double bedrooms share a refitted bathroom. There is also a garage with electric door and double width driveway.

- Detached bungalow backing onto open farmland
- Superb order throughout
- PVCu double glazing
- No onward chain
- Gas fired radiator heating system
- Well finished kitchen and bathroom

Composite door with inset glazing leading from the storm porch into the

Entrance Hall

Radiator, hard wood flooring, panelled doors to all principal rooms and the airing cupboard housing a gas fired heating boiler and hot water cylinder, coving.

Sitting/Dining Room

12'8" x 17'4" (3.88 x 5.29)

Picture window over looking rear garden, radiator, feature electric contemporary fire on raised hearth, TV point, wall lights, coving. Glazed door to the

Conservatory

10'11" x 6'2" (3.33 x 1.90)

PVCu construction under mono pitched polycarbonate roof. Glazing to two aspects and French doors to the garden. Tiled floor.

Kitchen

9'8" x 10'6" (2.95 x 3.21)

Fitted with a contemporary range of flush faced base and eye level cupboards with worksurfaces above. Co-ordinating splash areas, one and a half bowl sink unit with mixer tap, induction hob with extraction above and eye level double oven to the side. Integrated dishwasher, fridge/freezer and space for washing machine. Coving, window and door to side.

Bedroom One

9'0" x 14'0" (2.76 x 4.29)

Window to rear, radiator, built in wardrobes, coving.

Bedroom Two

10'0" x 6'8" (3.06 x 2.04)

Window to front, radiator, built in wardrobes, coving.

Bathroom

6'10" x 6'8" (2.10 x 2.05)

Fitted with a contemporary three piece suite including a low level WC, vanity wash hand basin with storage below and shower area with glazed screen, fixed overhead shower attachment. Radiator, full tiling, LVT floor, downlights, expelair and obscured window to the side.

Outside

Open plan frontage, mainly lawned with double width driveway leading to the garage and main entrance door. Gated access to the side.

Garage

9'1" x 16'9" (2.79 x 5.11)

Electric up and over door, power and light, loft access hatch, personal door and window to the side.

Rear Garden

Delightfully maintained with main lawn, well tender beds to sides adn rear, paved patio. South west facing in aspect and backing onto farmland. Not overlooked.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

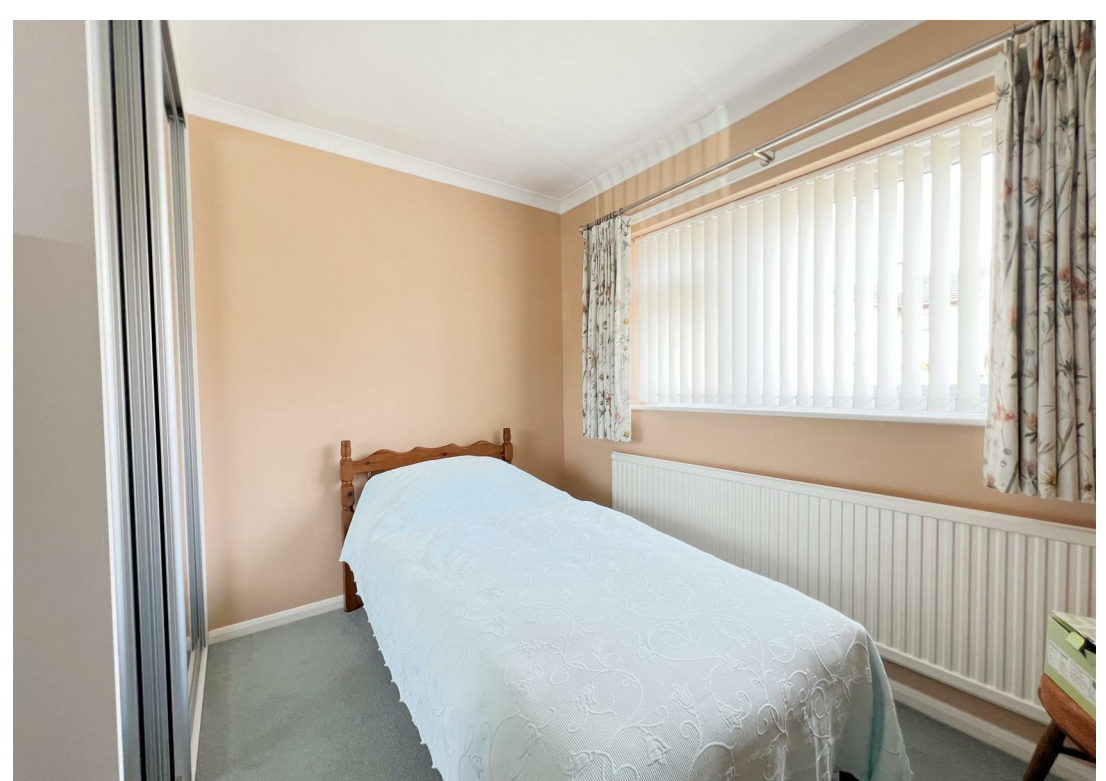
Sewerage: Mains

Heating: Gas radiators

Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.





Further Information



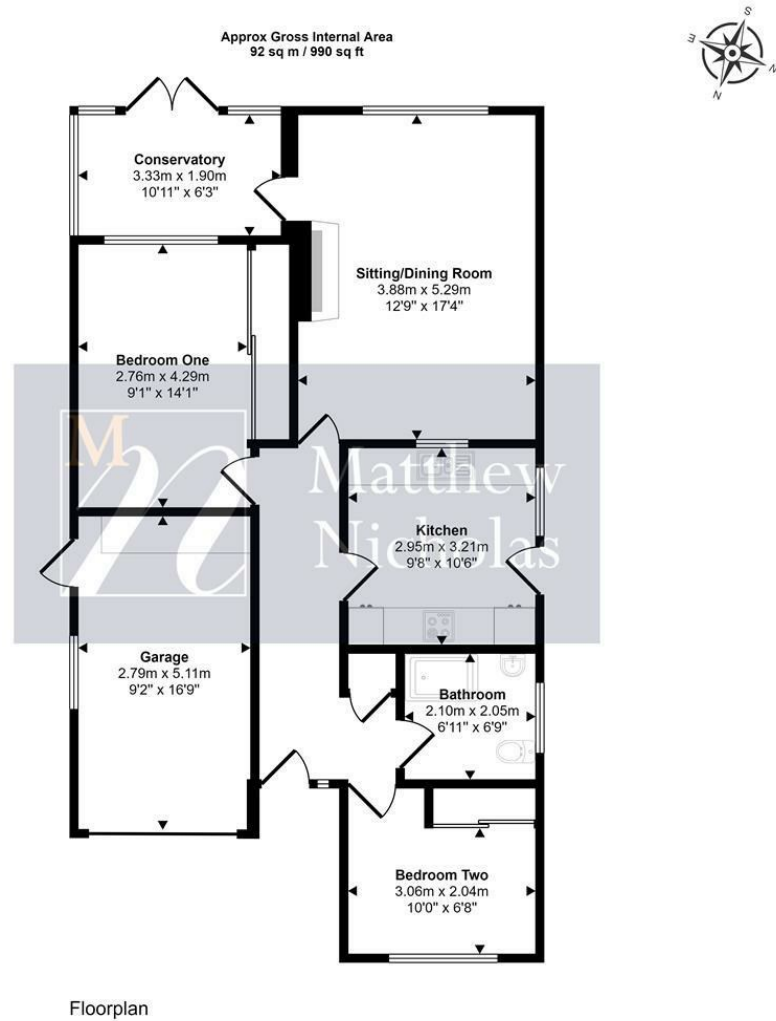
Local Authority: North Northamptonshire Council

Tax Band: C

Floor Area: 990.00 sq ft

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

27-29 Newton Road, Wollaston
Northamptonshire
NN29 7QN

T 01933 663311
E enquiries@matthewnicholas.co.uk
W www.matthewnicholas.co.uk



Matthew
Nicholas