



148 Wollaston Road | Irchester | NN29 7DH



Matthew  
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## Offers In Excess Of £275,000

A delightfully positioned extended and well presented two double bedroom semi-detached bungalow with driveway and west facing mature garden backing onto farmland. Situated on a private road towards the edge of the village, the property offers a gas fired radiator heating system and sealed unit double glazing, is decorated neutrally with a well fitted kitchen and bathroom. Comprising a hallway, sitting room, large kitchen/dining/family room, both of which open into the conservatory which overlooks the garden, refitted bathroom with walk in shower and two double bedrooms. Offered with no onward chain, viewing is strongly advised.

- Fabulous situation backing onto farmland
- Gas fired radiator heating system
- Well fitted kitchen and refitted shower room
- Extended living space with open views
- PVCu double glazing
- No onward chain

PVCu part-glazed door to the side leading into the

### **Entrance Porch**

Further glazed door into the

### **Entrance Hall**

Loft hatch providing access to roofspace with ladder also housing the gas fired heating boiler, radiator, doors to all principal rooms.

### **Sitting Room**

11'9" x 13'0" (3.60 x 3.98)

Sliding patio doors to the conservatory, radiator, feature wood burner 'effect' fire on stone hearth, TV point.

### **Conservatory**

11'0" x 11'1" (3.37 x 3.38)

Glazing overlooking the garden with french style doors opening to the decking.

### **Kitchen/Dining Room**

10'0" x 18'1" (3.05 x 5.53)

Fitted with a range of base and eye level units with worksurfaces above. Inset one and a half bowl stainless steel with mixer tap, gas hob, extractor above and electric oven below, dishwasher. Two radiators, window to the side, french style doors leading out to the garden and into the conservatory.

### **Bedroom One**

9'8" x 9'10" exc wardrobe (2.97 x 3.02 exc wardrobe)

Window to front, radiator, built in wardrobes.

### **Bedroom Two**

9'6" x 9'8" (2.90 x 2.95)

Window to front, radiator.

### **Bathroom**

5'6" x 7'3" (1.68 x 2.21)

Refitted with a three piece suite including a walk in shower area with composite splash areas and glass screen, vanity sink with storage below and a low level WC with concealed cistern. Towel warmer/radiator, airing cupboard, window to side.

### **Outside**

The property is approached via a shared driveway with 150 Wollaston Road. Separate parking for one car to the front. Access to the main door and pedestrian rear garden gate. The remainder of the front garden is laid to lawn with established beds.

### **Rear Garden**

Large decked seating area immediately to the rear of the property. The remainder of the garden is laid to lawn with established beds, inset maturing trees, further seating area and two timber sheds. West facing in aspect and backing onto farmland.

### **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.











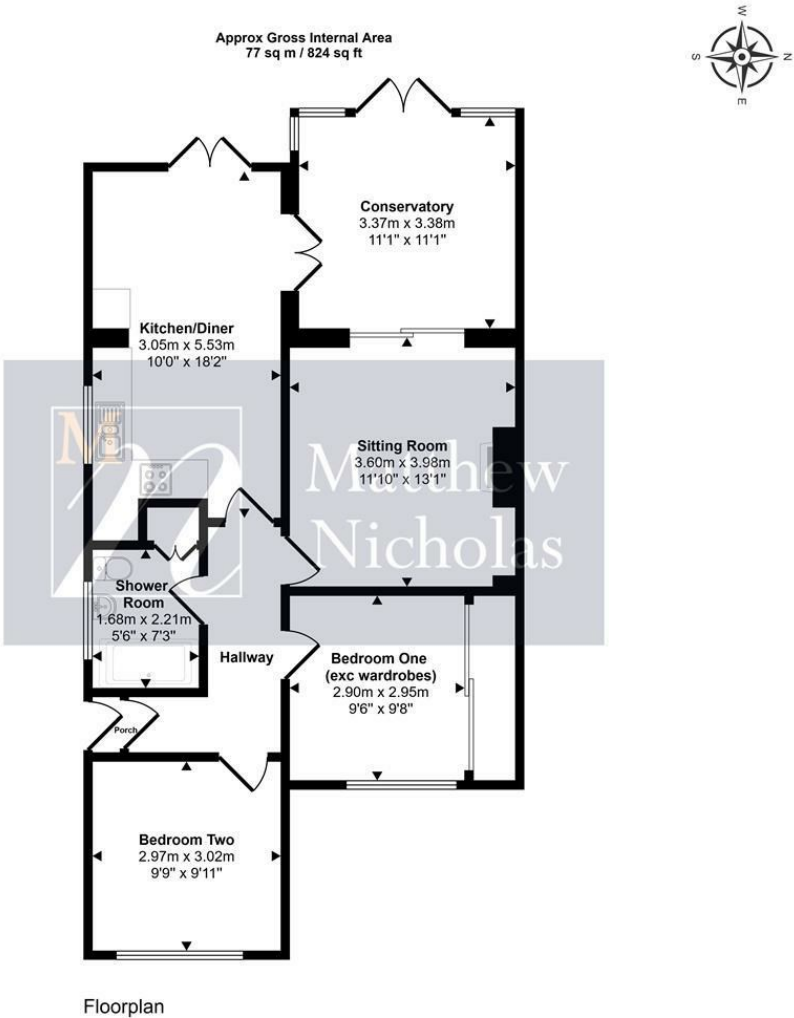
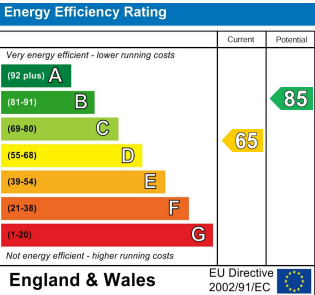
Further Information



Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 824.00 sq ft



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.

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