









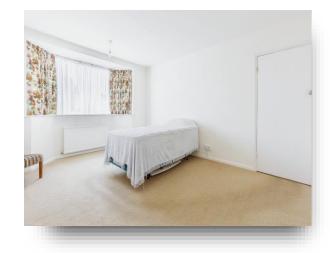
### welcome to

### **Knightlands Road, Irthlingborough**

This Two Bedroom Bungalow is Semi Detached and located in Irthlingborough offering NO CHAIN. the property consists of porch, entrance hall, large lounge/diner, kitchen, two bedrooms, bathroom with separate wc. Outside there is a garage and an enclosed rear garden.













#### **Entrance Porch**

Entered via double glazed door to the side aspect and a door in to the entrance hall.

#### **Entrance Hall**

Entered via door to the side aspect, access to the loft space, radiator and doors to all rooms.

#### Cloakroom

Double glazed window to the side aspect and WC.

#### **Lounge / Diner**

25' 5" x 11' 5" ( 7.75m x 3.48m )

Double glazed patio doors to the rear aspect, fire place with gas fire, two radiators, television and telephone point.

#### Kitchen

11' 10" x 9' 10" ( 3.61m x 3.00m )

Fitted kitchen with base units and work surfaces over, stainless steel sink and drainer, splash backs, electric cooker point, glass hatch to the lounge, double glazed window to the side aspect, radiator, central heating boiler, door to the larder and door to the rear porch.

#### **Rear Porch**

Storage cupboard and double glazed door to the side aspect.

#### **Bedroom One**

14' 10" into bay x 11' 4" ( 4.52m into bay x 3.45m ) Double glazed window to the front aspect and radiator.

#### **Bedroom Two**

10' 3" x 8' 10" ( 3.12m x 2.69m )

Double glazed window to the front aspect, built in wardrobe and radiator.

#### **Bathroom**

Double glazed obscure window to the side aspect, WC, wash hand basin, bath, storage cupboard, part tiling and radiator.

# **Externally** Front

Driveway providing off road parking for several cars and paved area.

#### Rear Garden

Laid with lawn, outside tap, wooden out house, planted with mature shrubs and trees.

#### Garage

Accessed via barn style wooden doors from the driveway, double glazed windows to the side and rear aspect and double glazed door leading to the garden.





#### welcome to

### **Knightlands Road, Irthlingborough**

- NO CHAIN
- BUNGALOW
- SEMI DETACHED
- TWO BEDROOMS
- VILLAGE LOCATION

Tenure: Freehold EPC Rating: D

## £225,000









Please note the marker reflects the postcode not the actual property

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Property Ref: RSD109042 - 0009 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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