



**Newtown Road, Little Irchester NN8 2DX**



**welcome to**

**Newtown Road, Little Irchester**

A beautiful example of a refurbished three bedroom Victorian mid terrace family home. Benefiting from new kitchen, new bathroom, downstairs cloakroom, gas central heating, upgraded wall and loft insulation and new floor coverings throughout. An internal inspection is strongly recommended.



### Entrance Porch

Double glazed door to:

### Entrance Hall

Stairs rising to first floor landing, radiator, fuse box, open plan through to:

### Lounge

15' 5" x 10' 7" max ( 4.70m x 3.23m max )

Double glazed window to front, wood flooring, radiator, feature fireplace, two wall light points, arch to:

### Dining Room

15' 5" x 12' 6" ( 4.70m x 3.81m )

Double glazed window to rear, feature fireplace, radiator, wood flooring.

### Kitchen

11' 2" x 7' 8" ( 3.40m x 2.34m )

Double glazed window and door to side. Kitchen comprising butler sink inset to work surface, base and wall mounted storage units, built-in under stairs storage cupboard, built-in oven hob and extractor, tiled splash backs and floor, ceiling lights.

### Utility Room

4' 10" x 4' 11" ( 1.47m x 1.50m )

Frosted door to rear, wall mounted boiler, plumbing for washing machine, wood flooring.

### Cloakroom

Frosted double glazed window to side. Suite comprising low level WC, pedestal wash hand basin, wood flooring.

### First Floor Landing

Over stairs storage cupboard with hatch to loft space (boarded), ceiling light.

### Bedroom One

12' 7" x 9' 4" ( 3.84m x 2.84m )

Double glazed window to rear, radiator.

### Bedroom Two

10' 8" x 8' 11" ( 3.25m x 2.72m )

Double glazed window to front, radiator.

### Bedroom Three

10' 11" x 7' 9" ( 3.33m x 2.36m )

Double glazed window to rear, radiator.

### Bathroom

Double glazed window to front. Suite comprising roll top bath with claw feet, vanity unit with wash hand basin, low level WC, built-in double shower cubicle, tiled splash backs and floor, extractor fan.

### Outside Front Garden

Small retaining wall with floral borders.

### Rear Garden

Patio area, mainly laid to lawn with flower and shrub borders, rear access.



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## **Newtown Road, Little Irchester**

- Three bedroom Victorian mid terrace
- Refurbished with no chain
- New kitchen, bathroom and downstairs cloakroom
- New boiler and radiators
- Rewired, upgraded loft and wall insulation

Tenure: Freehold EPC Rating: C

**£225,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBR113515 - 0005

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