



Total area: approx. 995.4 sq. feet



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20 London End, Irchester, NN29 7BH

£244,995

EXTENDED VILLAGE HOME WITH GARAGE & DRIVEWAY ! Located in the popular village of Irchester is this great 3 bedroom semi-detached home which offers good living space and plenty of off road parking. To the rear of the property there is a single storey extension at the back of the garage which has created a spacious kitchen/breakfast room which also leads to the ground floor WC and a separate wet room and still a 17ft single garage. Further benefits include: Spacious lounge, open to the dining area, smart refitted bathroom with bath & wet room shower area, gas radiator central heating with new combination boiler, UPVC double glazing and 3 bedrooms. To the front is a good sized block paved driveway which offers great off road parking. To the rear is a pleasant garden which is laid to lawn with a patio and gravelled seating area. One further benefit to note is the fact it is being offered for sale with NO UPWARD CHAIN !

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EPC: C



32 Sheep Street | Wellingborough | Northamptonshire | NN8 1BS





Entrance Hall
Lounge
14'3 x 13'5
Dining Area
11'10 max x 6'9
Kitchen/Breakfast Room
16'1 max x 9'8 max narrowing to 7'4
Inner Hallway
Ground Floor WC
3'6 x 2'5
Ground Floor Wet Room
4'9 x 3'8



Landing
Bedroom 1
13'6 max narrowing to 10' x 10'9 max
Bedroom 2
10'2 max narrowing to 7'7 x 9'9
Bedroom 3
9'9 max narrowing to 7'1 x 6'
Bathroom
7'2 max x 7'
Garage
17'3 x 7'5



Tenure: Freehold
Council Tax Band: C
Viewing strictly by appointment with Hawksbys on 01933 724444



Agents Note: Hawksbys have not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The Buyer is advised to obtain verification from their Solicitor or Surveyor.
Internal Photographs: If photographs are included showing the interior of a property, these are to show the layout, and purchasers should check to confirm whether any appliances are included in the purchase price.
Offer Procedure: To make an offer you will need to make a appointment with our Financial Advisor to be able to process your offer in the best possible light.
Floor Plans: The plans included in these details are provided for guidance purposes only to show the general layout of the property, they are in some instances NOT to scale.
Buying a house can be complex and stressful. We try very hard to make the transaction as smooth and as trouble free as possible for buyers by guiding them through the process at every stage, including helping them with their mortgage arrangements.
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOANS SECURED ON IT.
Life Assurance usually required.
AGENTS NOTE: THE ICON ON THE MAP REPRESENTING THE PROPERTY DOES NOT SHOW IT'S EXACT POSTITION IN RELATION TO THE ROAD OR CUL-DE-SAC.
Some of the photographs are taken with an extreme wide lens, as as 18mm, and in some circumstances make the rooms look larger than they are!

