



HARWOODS

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£340,000

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1 Whitworth Way, Irthlingborough, Northamptonshire NN9 5LB

For sale with no onward chain; a spacious 3 bedroom detached bungalow that was built in the late 1980's and is positioned in a cul de sac on the popular 'Pine Trees' estate in Irthlingborough.

The bungalow features UPVC double glazing and gas radiator central heating and offers versatile accommodation which briefly comprises of a through hallway, 3 bedrooms with ensuite shower room to the master, refitted kitchen dining room, large living room, 2 conservatory's, an office, glazed walkway spanning the width of the property and bathroom. Outside there is a driveway at the front of the property which provides parking, whilst to the rear is a low maintenance garden.

The Pine Trees Estate is located to the South West of the Town, approximately 1 mile from the centre (which offers a variety of shops, along with a library, pub, restaurant and church). To the south of the estate is a pathway leading to the picturesque Irthlingborough Lakes and Nature Reserve, providing countryside walks.

Irthlingborough is popular town located in East Northamptonshire, conveniently placed for the A6 & A45 road network (in turn linking to the A14 and M1) and is a short drive from the popular retail & leisure complex of 'Rushden Lakes' & Wellingborough Train Station (with a service to London St Pancras in under 1 hour). Viewing recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Porch and Hallway

Enter from the front via double glazed door into the porch. Inner door to the 'through' hallway that features wood laminate flooring, doors to all rooms including the airing cupboard that houses the gas fired boiler.

Lounge

15'11" x 19'10" (4.85m x 6.05m)

Good size main reception room that looks on to the conservatory. The room features wood laminate flooring, radiator and sliding patio doors to the conservatory.

Conservatory

17'11" x 10'11" (5.46m x 3.33m)

Part brick Victorian style conservatory which is quite versatile. The room features tile flooring, double glazed doors and windows to the side and rear that open onto the garden or the additional conservatory

Sun Room

10'6" x 11'9" (3.20m x 3.58m)

Additional part brick conservatory that features tile flooring and double glazed windows and door.

Kitchen Dining Room

9'1" x 21'11" (2.77m x 6.68m)

Refitted kitchen featuring base and wall mounted cupboards, pull out drawers, sink and drainer, tiled splash backs, integrated fridge/freezer, plumbing for washing machine and dishwasher, ceramic hob, double glazed window to the rear and eating area. Patio doors leading to the Glazed Walkway.

Bedroom 1

14'0" x 12'1" (4.27m x 3.68m)

Wood laminate flooring, built in wardrobes, radiator, double glazed window, door to the ensuite.

Ensuite

Smartly refitted shower room that is fully tiled and features WC, wash hand basin, shower and extractor fan. Under floor heating.

Bedroom 2

14'3" x 9'7" (4.34m x 2.92m)

Laminate flooring, built in wardrobes, double glazed windows and radiator.

Bedroom 3

9'11" x 6'7" (3.02m x 1.83m/2.13m)

Fitted carpet, double glazed window to the front, radiator.

Office

8'7" x 5'3" (2.62m x 1.60m)

Fitted carpet, double glazed window to the front, radiator.

Bathroom & Separate WC

Tiled suite featuring a bath with shower over, corner basin with vanity cupboard under. WC to the adjoining room.

Store Cupboard

4'4" x 8'0" (1.32m x 2.44m)

Glazed Walkway

6'1" x 39'9" (1.85m x 12.12m)

Running the width of the back of the property, the conservatory is partly brick, plumbing for a dishwasher, features double glazing to the rear and doors to the kitchen dining room.

Front Garden

Resin driveway providing off road parking. Gated side access leading to the back garden,

Side and Back Garden

Enclosed rear garden that features a small raised patio with steps leading to a artificial law. Resin pathways and gravelled areas.

Council Tax

North Northamptonshire Council. Band C rating. According to the Council Website the 'Improvement Indicator' advises that this banding may change.

Wanting to View?

To arrange a viewing of this property please call us on (01933) 278591 or email res@harwoodsproperty.co.uk.

Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

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Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.





Ground Floor



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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	83	91

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