



# HARWOODS

Chartered Surveyors & Estate Agents



75 High Street, Irchester  
Northamptonshire NN29 7AA

Guide Price £269,950

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## 75 High Street, Irchester, Northamptonshire NN29 7AA

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A late 1960s Underwood built chalet-style semi-detached house offered for sale with no upper chain. The property is set back from the road behind a deep front garden and has a long driveway, single garage and a generous sized westerly aspect rear garden.

The house was originally designed and built to offer 3 bedrooms but has been reconfigured since to offer 2 upstairs bedrooms and a ground floor dining room instead. Scope exists to recreate the ground floor bedroom if required. In addition, the upstairs 2 bedrooms are very sizeable and there is scope to possibly reconfigure that space.

The accommodation includes an entrance hall, cloakroom/wc, shower room, living room, refitted kitchen/breakfast room, dining room/bedroom 3, first floor landing and two large first floor bedrooms.

The property also has gas radiator central heating and UPVC double-glazing.

Enjoying a non-estate position in a sought-after well served village, this is a house with good further potential and an early viewing is recommended.

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Entrance Hall

Composite replacement front door with double-glazed inset panels. UPVC double-glazed panels flanking. Double radiator, telephone point, staircase rising to 1st floor, doors off to WC, shower room, living room and dining room/bedroom 3.

#### Cloakroom/WC

White close-coupled WC. Radiator. UPVC double-glazed window to the side.

#### Shower Room

Shower cubicle and pedestal washbasin. Radiator, electric towel rail & UPVC double-glazed window to the side.

#### Living Room

15'8" x 11'5" (4.78m x 3.48m)

Traditional Bells of Northampton fireplace with inset gas grate. Double radiator, UPVC double-glazed window to the front and door leading to kitchen/breakfast room.

#### Kitchen/Breakfast Room

14'6" x 8'4" (4.42m x 2.54m)

Refitted around three years ago with a range of modern white high gloss units to include base cupboards, base drawers, wall mounted cupboards, work-surface areas and breakfast bar. Single drainer stainless steel sink unit, ceramic hob, integrated dishwasher, stainless steel filter hood and electric oven. Plumbing for automatic washing machine, terrazzo tile floor, meter cupboard with electricity meter and consumer unit, under-stairs cupboard with Baxi gas central heating boiler, UPVC double-glazed window to the rear and half glazed timber door to the rear garden. Archway to dining room/bedroom 3.

#### Dining Room/ Bedroom 3

11'11" x 8'8" (3.63m x 2.64m)

Access either via the kitchen or directly from the entrance hall. Radiator and UPVC double-glazed window to the rear.

#### First Floor Landing

With doors leading off to both first floor bedrooms.

#### Bedroom 1

16'4" x 11'4" (4.98m x 3.45m)

Radiator, built-in cupboard with access to under-eaves storage area. Loft hatch. UPVC double-glazed dormer window to the front.

#### Bedroom 2

14'5" x 8'9" (4.39m x 2.67m)

Radiator, access to under-eaves storage area & UPVC double-glazed window to the side.

#### Front Garden

Good depth lawn to the front with driveway providing off-road parking for at least three cars and giving direct access to the garage. Side gate from the driveway giving access on foot to the rear garden.

#### Garage

17'0" x 8'3" max (5.18m x 2.51m max)

Metal garage door, lighting, power sockets and single-glazed timber rear window.

#### Rear Garden

Generous sized westerly aspect rear garden with paved patio, lawn and shrubs.

#### Council Tax Band

North Northamptonshire Council. Council Tax Band C.

#### 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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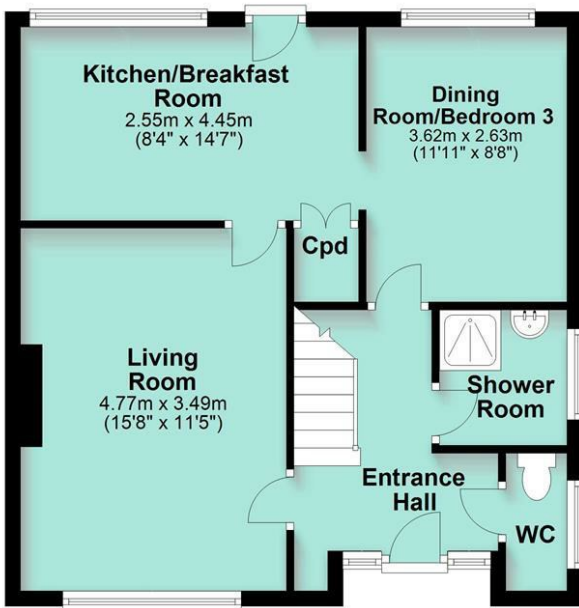




# HARWOODS

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## Ground Floor



## First Floor



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Plan produced using PlanUp.

