



7 Townwell Lane | Irchester | NN29 7AH



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## Offers In The Region Of £199,950

Situated at the end of a dead end lane in the heart of the village is this semi-detached cottage. Subject to recent improvements such as consumer unit, replacement kitchen and garden room, the property also boasts a large mature garden and period features. In brief the property comprises, a sitting room, kitchen, garden room, main bedroom, dressing room and bathroom. This versatile property would suit first time buyers and investors alike. Viewing recommended.

- Delightful one bedroom cottage
- Recently installed garden room
- Mature private garden
- Recently refitted kitchen
- Cul de sac location
- Close to local amenities

Storm porch with timber door leading into

### **Sitting Room**

11'6" x 11'10" (3.52 x 3.62)

Bay window to front, radiator, feature fireplace with stone hearth and timber mantle above with electric fire, TV point, wall lights, coving, timber door through to

### **Kitchen**

11'6" x 6'11" (3.51 x 2.11)

Fitted with a range of base and eye level unit finished in a shaker style with timber worksurfaces above. Inset single sink with stainless steel mixer tap above, mid level oven, electric hob with extractor fan above, integrated fridge freezer, integrated dishwasher and washing machine, under stairs pantry with shelving, window to front and stable door into

### **Garden Room**

9'6" x 12'2" (2.90 x 3.72)

Recently constructed of brick, PVC and polycarbonate roof, glazing to three sides, radiator, patio doors to rear garden.

### **First Floor Landing**

Doors to first floor room, radiator, loft access hatch.

### **Bedroom One**

11'6" x 11'11" (3.52 x 3.64)

Window to front, built in wardrobes and storage cupboards.

### **Dressing Area**

6'7" x 7'1" (2.02 x 2.17)

Window to rear, built in wardrobes, opening into

### **Bathroom**

4'10" x 6'11" (1.49 x 2.11)

Three piece suite comprising of low level WC, hadn wash basin recessed in vanity unit, large shower tray with sliding door, electric shower, powered mirror, cupboard housing hot water cylinder, expelair.

### **Outside**

The property sits behind a small concrete path and is open to one side and retained by stone walling to the other.

### **Rear Garden**

Immediately abutting the rear is a recently constructed composite decking retained with glass balustrades, this leads down to a slabbed patio area with small pergola covered seating area, the remainder is predominantly laid to lawn with mature shrubs, trees and planting. The whole is enclosed with a combination of timber fencing, pedestrian gate to side allowing access to front.

### **Workshop/Shed**

7'5" x 10'1" (2.27 x 3.09)

Of timber construction and partitioned into two separate areas. Light and power connected.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

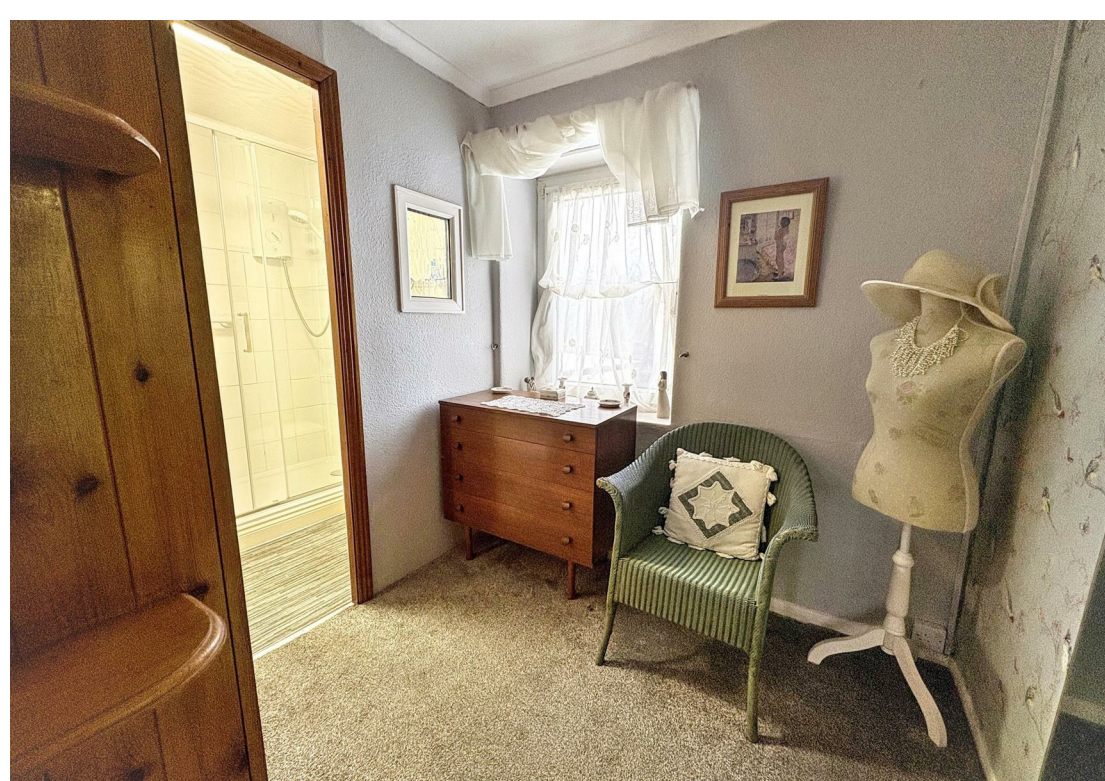
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.



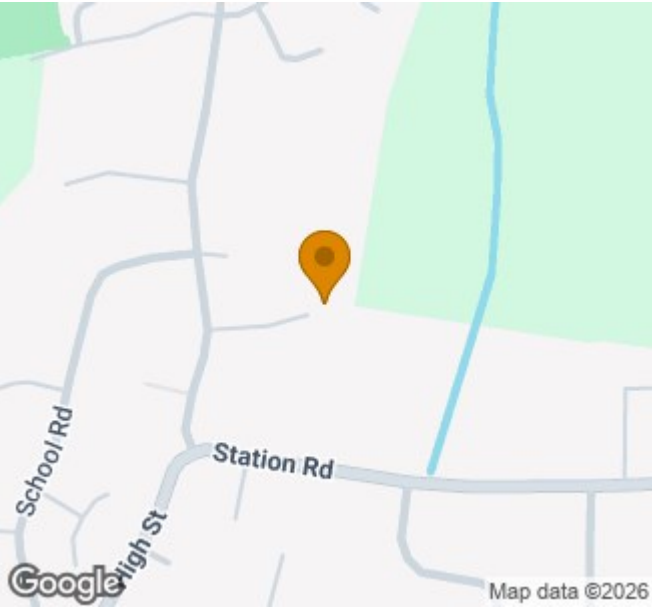








Further Information



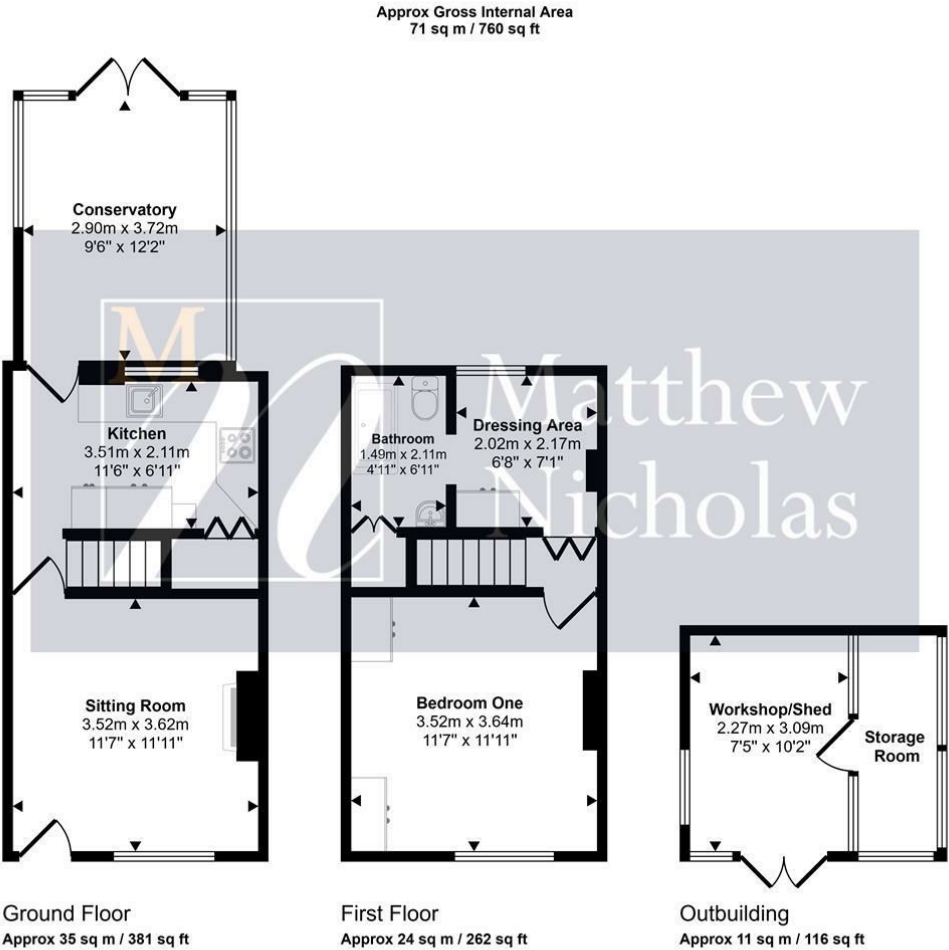
Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 760.00 sq ft

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

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



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

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