



43 Prospect Avenue | Irchester | NN29 7DZ



Matthew  
Nicholas



## Offers In The Region Of £284,995

Offered for sale with no onward chain is this extended mature three bedroom semi-detached house enjoying a large south facing plot. Spanning over 1300 square feet, the property offers three reception rooms to the ground floor offering versatility and the potential to create a large open family home. A gas fired radiator heating system, PVCu double glazing and a recently refitted shower room are also provided. The property in brief consists of a hallway, sitting room, dining room, family room, kitchen, utility room and guest WC. To the first floor are three well proportioned bedrooms and a shower room. Gardens to front and rear with off road parking parking for multiple vehicles.

- Extended mature three bedroom semi detached house
- Driveway for multiple vehicles
- Three reception room offer versatility
- Large south facing garden
- Gas central heating
- Recently refitted shower room

PVCu door leading into

### **Entrance Hall**

Radiator, stairs to first floor landing, door into sitting room and door into

### **Store**

Obscured glazed window to front, rail, electric meter

### **Sitting Room**

Window to front, radiator, feature fireplace with brick surround and hearth, TV point, shelving, wall lights, coving, opening into

### **Dining Room**

Sliding PVCu doors to rear garden, radiator, tiled flooring, spotlights, coving, archway into

### **Family Room**

Currently used as an office with window to rear, radiator, shelving, telephone point, archways into utility room and into

### **Kitchen**

Fitted with a range of base and eye level units with rolled edge worksurfaces above, inset single sink and drainer with stainless steel mixer tap above, low level oven, electric hob with chimney style extractor above, fridge freezer, tiled splash backs, peninsula with space for breakfast bar stools, radiator, coving, window to side.

### **Utility Room**

Space and plumbing for washing machine and tumble dryer, built in storage cupboards, wall mounted gas fired combination boiler, window to side, PVCu door to front and door to

### **Guest WC**

Fitted with a two piece suite comprising a low level WC and hand wash basin recessed in vanity unit, towel ring, obscured glazed window to rear.

### **First Floor Landing**

Radiator, doors to all principal first floor rooms, loft access hatch, built in linen cupboard, window to rear.

### **Bedroom One**

Window to front and side, radiator, built in wardrobes, shelving, coving.

### **Bedroom Two**

Window to front, radiator, built in wardrobes, coving.

### **Bedroom Three**

Window to rear, radiator, shelving, coving.

### **Shower Room**

Fitted with a three piece suite comprising of a low level WC, hand wash basin recessed in a vanity unit and corner shower tray. Thermostatic shower with sliding doors and boarding, tiled splash areas, towel warming radiator, obscured glazed window to rear.

### **Rear Garden**

Immediately abutting the rear is a large slabbed patio area extending the full width of the property, the remainder is predominantly laid to lawn with small borders ready for planting, timber sheds, outside tap. The whole is southerly in aspect and is enclosed with a combination of timber fencing.

### **Outside**

The property sits behind a hard standing area of gravel and a driveway offering off road parking for a number of vehicles, the driveway extends down the side of the property allowing access to the utility room and rear garden.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

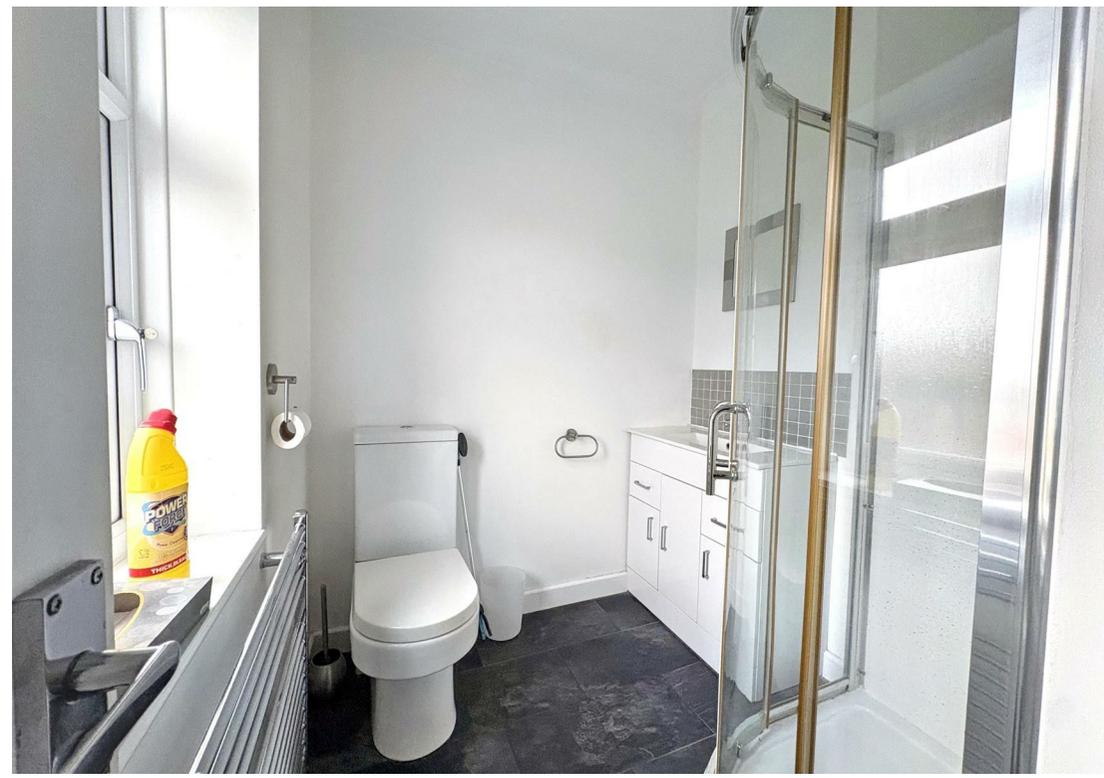
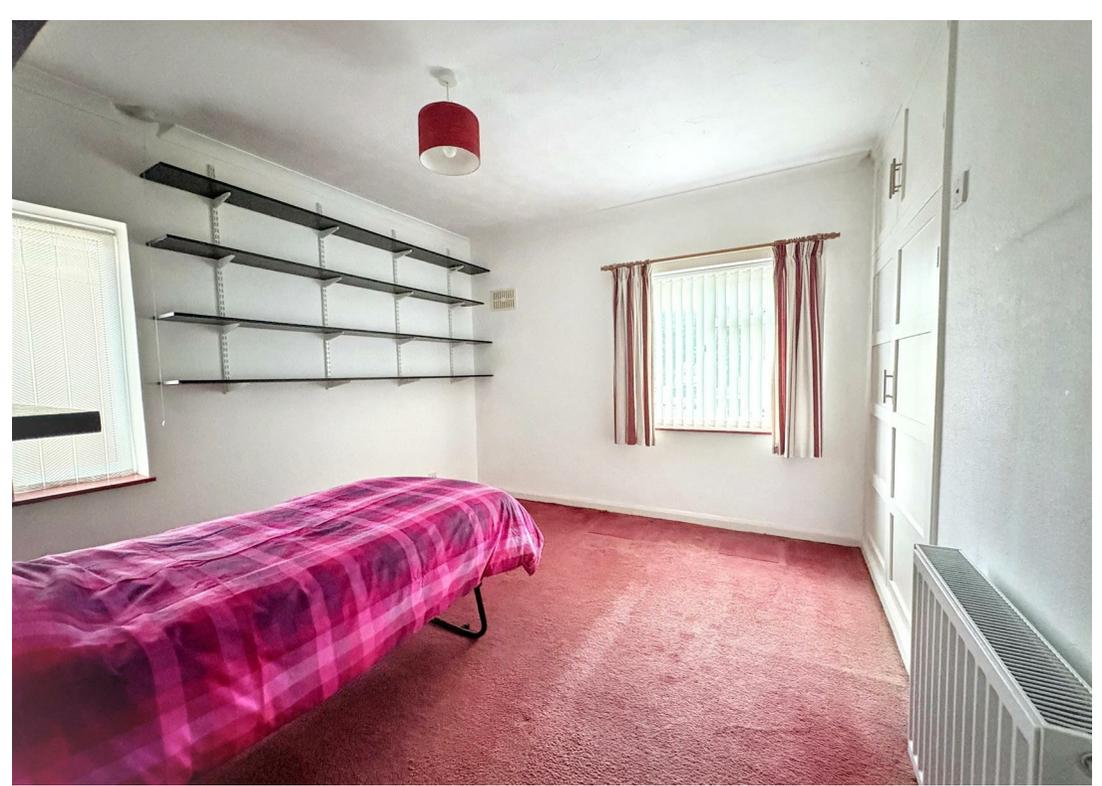
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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

Should you wish to submit an offer on any property through Matthew Nicholas Estate Agents Limited, you will be required to demonstrate your ability to finance that offer with bank statements, mortgage pre-approval confirmations and/or written confirmation of your status from a solicitor or financial advisor.

Prior to acceptance of any offer on our clients behalf, you will be required to pass an ID and anti-money laundering check. This is conducted via a third party and is chargeable at £60 (inc Vat) per transaction. Please call the office to confirm how to settle it.





# Further Information



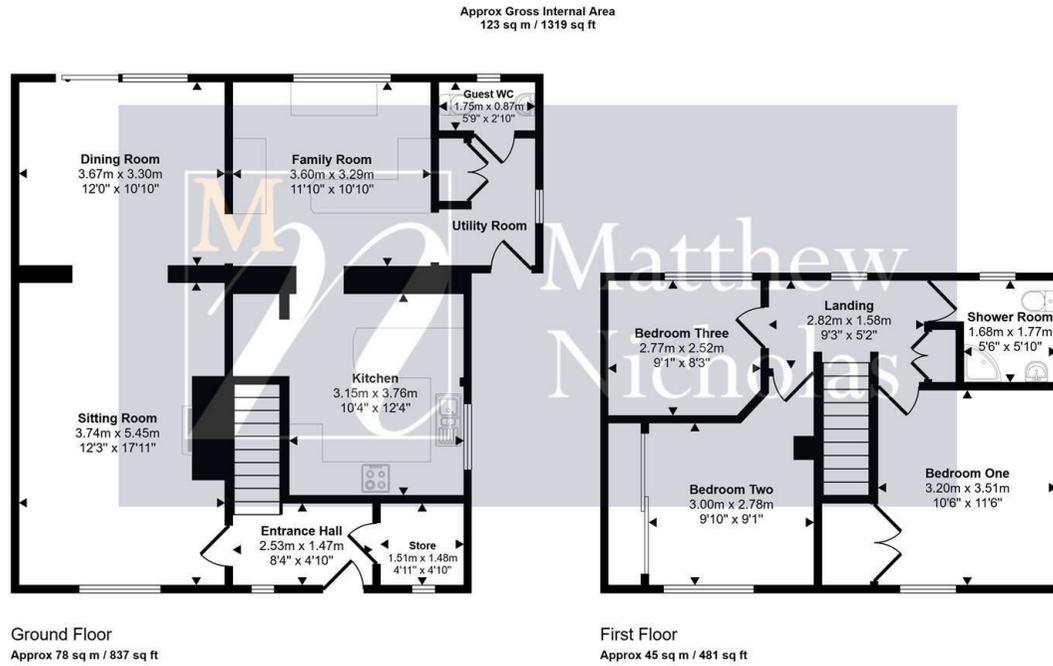
Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 1319.00 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		
		<b>82</b>
		<b>67</b>
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	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.



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