# 10 Coulon Close | Irchester | NN29 7UW

Matthew Nicholas

# Offers In The Region Of £318,995

A nicely located three bedroom detached family home in this sought after small development offered with no onward chain. Offering c.1100sq' of space over two floors, the property enjoys a gas fired radiator heating system, PVCu double glazing and a delightful a private south facing garden. Comprising a hallway, sitting room, dining room leading to the kitchen, which could be combined to create a large open family area, rear lobby and guest WC. The garage has been partially converted to a study with storage area to the front, but could easily (stc) be included as a more permanent addition to the ground floor space by virtue of a formal conversion. The landing leads to three well-proportioned bedrooms, one with an ensuite, and a family bathroom. Viewing is recommended.

- Detached family home on sought after cul-de-sac
- Neutral decoration
- Useful partial conversation of garage into office
- South facing plot
- Refitted kitchen
- No chain

Storm porch with part glazed composite door leading from the front into the

**Hallway**
Radiator, laminate flooring, staircase to the first floor, door leading to the

**Sitting Room**
11'3" x 16'1" (3.45m x 4.91m)
Bay window to the front, two radiators, feature period style fire surround with marble effect inset, coving, laminate flooring. Glazed double doors to the

**Dining Room**
8'10" x 9'0" (2.70m x 2.76m)
Sliding patio doors to the rear garden, radiator, coving, laminate flooring. Door to the

**Kitchen**
10'2" x 8'10" (3.12m x 2.71m)
Recently refitted with a range of base and eye level cupboards with shaker style grey fronts, worksurfaces above. inset stainless steel sink with mixer tap, space for dishwasher/washing machine etc under counter, tiled splash area, replacement flooring (including lobby and WC)s. Doors to understairs store, rear lobby and window to rear.

**Lobby**
Part glazed door to the side, doors to the WC and office/store.

**WC**
Fitted with a two piece suite comprising a low level wc and wash hand basin, tiled splash areas, window to rear.

**Office/Store**
7'10" x 7'4" (2.41m x 2.24m)
Wall mounted gas fired boiler.

**First Floor Landing**
Loft access, doors to all bedrooms and bathroom.

**Bedroom One**
11'5" x 12'0" (3.50m x 3.68m)
Window to front, radiator, built in wardrobes, door to the

**Ensuite**
Fitted with a three piece suite comprising a low level wc, wash hand basin and tiled shower cubicle with glazed doors. Tiled splash areas, radiator, expel air, window to front.

**Bedroom Two**
7'10" x 17'11" (2.39m x 5.48m)
Windows to front and rear, two radiators, laminate flooring.

**Bedroom Three**
7'5" x 9'1" (2.28m x 2.78m)
Window to rear, radiator.

**Bathroom**
Fitted with a three piece suite comprising a low level wc, wash hand basin and bath with electric shower and glazed screen above. Tiled splash areas, radiator, expel air, window to rear.

**Outside**
The front and side gardens are laid to an open plan lawn with established shrubbery and single width driveway for one car. the driveway leads to the main door and also the remaining garage/store. gated access to the side via a timber gate.

**Store (former garage)**
8'8" x 9'0" (2.65m x 2.75m)

**Rear Garden**
A lovely south facing garden enjoying a central lawn, established shrubbery to the borders and patio area immediately to the rear of the house.

**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.

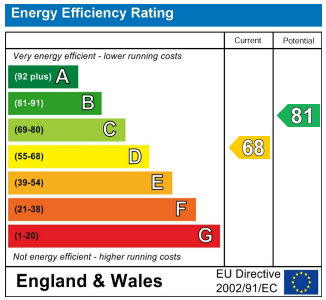
Prior to acceptance of any offer on our clients behalf, you will be required to pass an ID and anti-money laundering check. This is conducted via a third party and is chargeable at £60 (inc Vat) per transaction. Please call the office to confirm how to settle it.

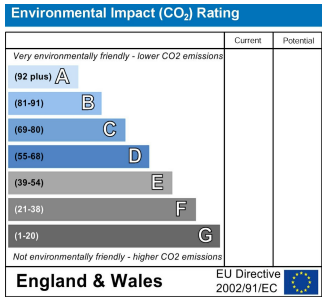
# Further Information

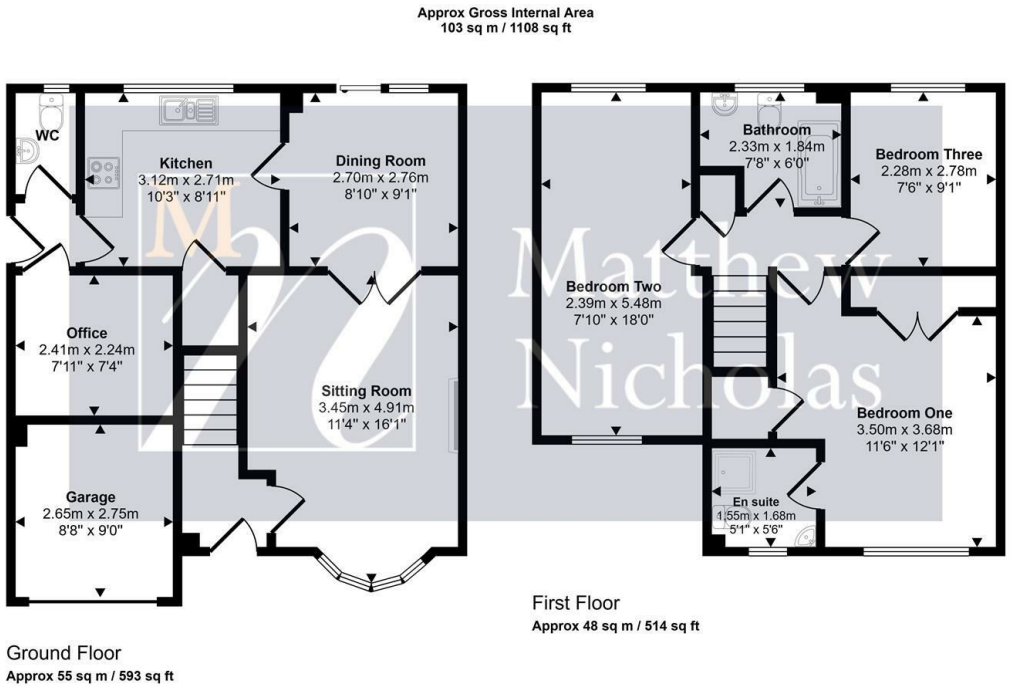
Local Authority: North Northamptonshire Council

Tax Band: C

Floor Area: 1108.00 sq ft

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