



# HARWOODS

Chartered Surveyors & Estate Agents



15 Milton Road, Little Irchester  
Northamptonshire NN8 2DY

£220,000 Freehold

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# 15 Milton Road, Little Irchester, Northamptonshire NN8 2DY

Available with no chain; a spacious 3 bedroom traditional terrace house situated in Little Irchester which is on the southern edge of Wellingborough and convenient for the A45 and A509.

The generous sized accommodation includes a hallway, dining room open through to a living room, kitchen, additional sitting room (or could be a home office, playroom etc), ground floor WC, first floor landing, 3 sensible sized bedrooms and an upstairs bathroom. The property has UPVC double-glazing and gas radiator central heating.

The property has a long 88 ft (27m) approximate length rear garden that enjoys a sunny south facing aspect and is not overlooked from behind. The garden provides lots of space for family outdoor living, gardening, children play space etc.

The house is in need of some remedial damp proofing works to certain walls in the living and dining room and the seller is prepared to negotiate a price to reflect the anticipated cost of this. We do hold a copy of the report and quote which we are happy to discuss with serious potential buyers.

The property is within a short walk of the river Nene and Irchester Country Park. Summerlees Nature Reserve is also just a short drive away. Local shopping is available at a nearby Tesco supermarket which is within walking distance. Rushden Lakes is within a short drive.

The property does have lots of potential and a viewing is highly recommended.

## The Accommodation comprises:

(Please note that all sizes are approximate only).

### Recess Porch

### Entrance Hall

Composite front door with double-glazed inset panels. Radiator, dado rail, modern electricity consumer unit, ceiling coving, staircase rising to 1st floor landing and stripped pine door leading to dining room.

### Dining Room

12'0" x 11'8" max (3.66m x 3.56m max)

Double radiator, UPVC double-glazed window to the rear, stripped pine door to kitchen and wide arched opening leading to living room.

### Living Room

11'6" x 11'3" max (3.51m x 3.43m max)

Electric focal point fire with surround. Double radiator, ceiling coving and UPVC double-glazed window to the front.

### Kitchen

13'3" x 8'0" (4.04m x 2.44m)

Double drainer stainless steel sink, base cupboards, base drawers, wall mounted cupboards and work surface areas. Quarry tiled floor, gas cooker point, under-stairs cupboard, plumbing for washing machine, UPVC double-glazed window to the side, UPVC double-glazed door to the side and pine door leading to sitting room/home office.

### Sitting Room

10'0" x 7'7" (3.05m x 2.31m)

Brick fireplace, double radiator, stripped wood floor, two UPVC double-glazed windows to the side and pine door leading to WC.

### Toilet

Low flush WC and washbasin. Stripped wood floor and two UPVC double-glazed windows to the rear.

### First Floor Landing

Loft access (with loft ladder, boarding and light), ceiling coving and stripped pine doors leading to bedrooms and bathroom.

### Bedroom 1

14'7" max x 11'7" (4.45m max x 3.53m)

Twin pine alcove cupboards, ceiling coving, radiator and UPVC double-glazed window to the front.

### Bedroom 2

12'0" x 9'1" (3.66m x 2.77m)

Radiator, airing cupboard (with Ideal Logic gas central heating boiler) and UPVC double-glazed window to the rear.

### Bedroom 3

8'0" x 7'6" (2.44m x 2.29m)

Radiator, ceiling coving, fitted desk, two wall cupboards and UPVC double-glazed window to the rear with view over the garden.

### Bathroom

With white suite comprising close-coupled WC, pedestal washbasin and panelled bath with shower over. Radiator, part tiled walls and UPVC double-glazed window to the side.

### Front Garden

### Rear Garden

88'0" approx x 15'0" approx (26.82m approx x 4.57m approx)

A good length south facing rear garden with lawn, patio and apple tree. Rear pedestrian access gate.

### Council Tax Band

North Northamptonshire Council. Council Tax Band B.

### 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.





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Plan produced using PlanUp.

