



29 St. Katherines Way | Irchester | NN29 7AJ



Matthew  
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## Offers In The Region Of £220,000

Subject to a recent full renovation including all new internal fixtures and windows is this attractive two bedroom, stone-built mid terrace cottage, situated towards the edge of the village overlooking the church. Offering a new gas-fired radiator heating system, replacement double glazing and well-fitted kitchen and bathroom. The property stands to the rear of a west facing garden, with paved driveway providing off-road parking for one vehicle. The accommodation briefly comprises of a porch, sitting room, kitchen/dining room, two bedrooms and a first floor bathroom. Viewing is strongly advised.

- Full renovation thoroughout
- Replacement PVCu windows
- Character features throughout
- Newly fitted kitchen and bathroom
- Off road parking
- Delightful first time buy or lock up and leave

Composite glazed door leading to

### **Porch**

Window to side, downlighter, electric cupboard and access to

### **Living Room**

12'8" x 13'4" (3.88m x 4.07m)

Window to front, radiator, stone built functional fireplace, window seats, exposed beams, shelving, spot lights, LVT oak flooring.

### **Kitchen/ Dining Room**

13'7" x 7'4" (4.16m x 2.26m)

Fitted with a range of shaker style base units with wood effect worksurfaces above, one bowl ceramic sink and drainer with stainless mixer tap above, low level oven, induction hob with chimney style extractor above, tiled upstands, wrap around island with breakfast bar and cupboards, integrated dishwasher and washing machine, space for fridge freezer, radiator, windows and door to rear.

### **Bedroom One**

10'7" x 10'1" (3.25m x 3.08m)

Windows to front, radiator, fitted wardrobe.

### **Bedroom Two**

9'10" x 7'0" (3.01m x 2.14m)

Window to rear, radiator.

### **Bathroom**

6'2" x 5'6" (1.88m x 1.69m)

Newly fitted with a three piece suite comprising a low level WC, hand wash basin, corner shower with thermostatic unit and glazed surround. Tiling to all splash areas, heated towel warming radiator, obscured glazed window to rear.

### **Outside**

The property is approached via shared driveway giving access to the main entrance door/ parking and also access to the adjoining cottage.

### **Rear Garden**

The property enjoys a west facing lawned garden, retained by a combination of fencing and stone wall. Immediately abutting the property is a paved seating area, leading to a garden shed and timber patio area to the rear. access to the side.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

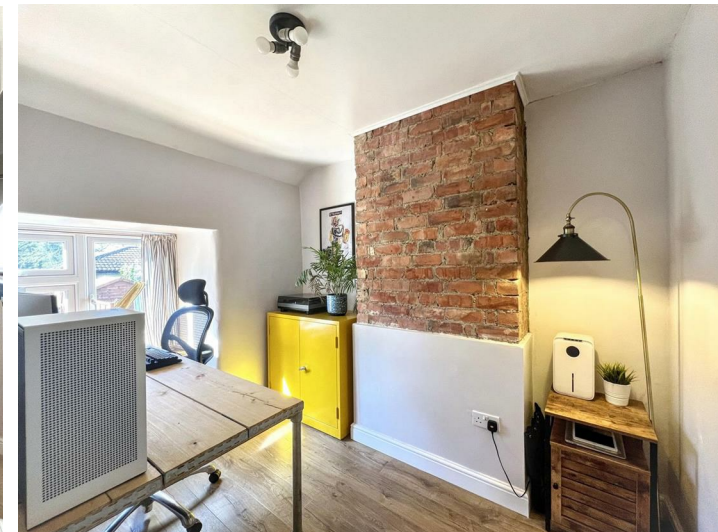
Heating: Gas radiators

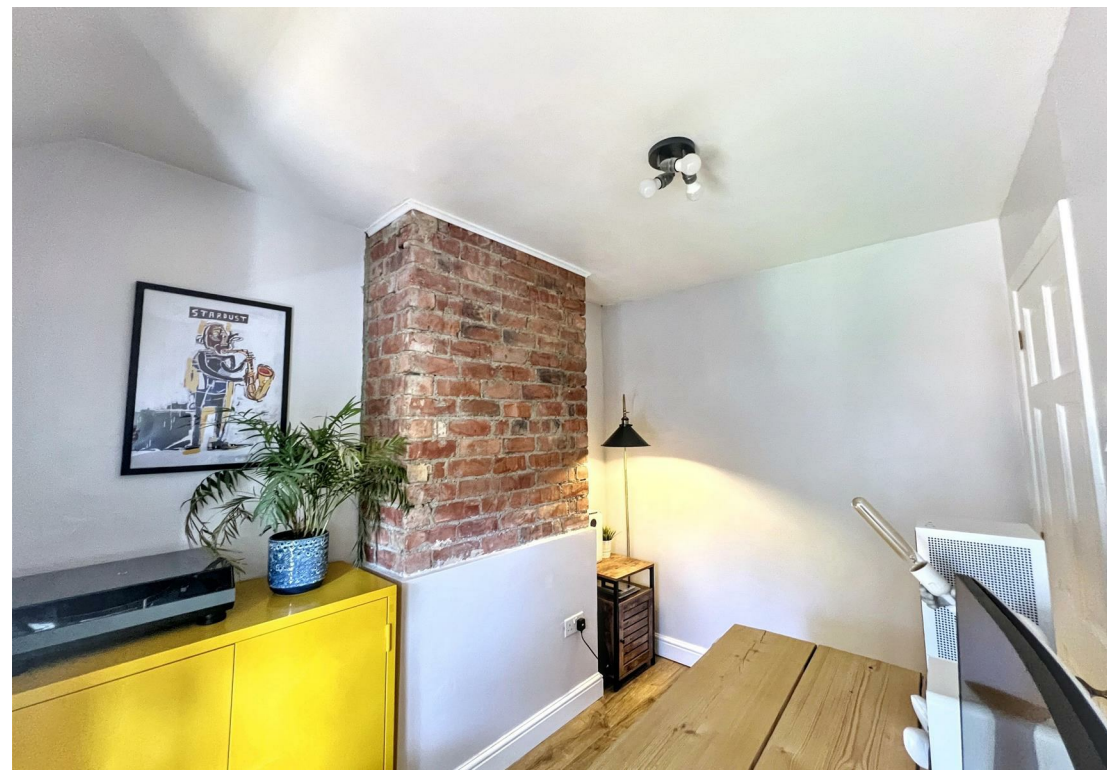
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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

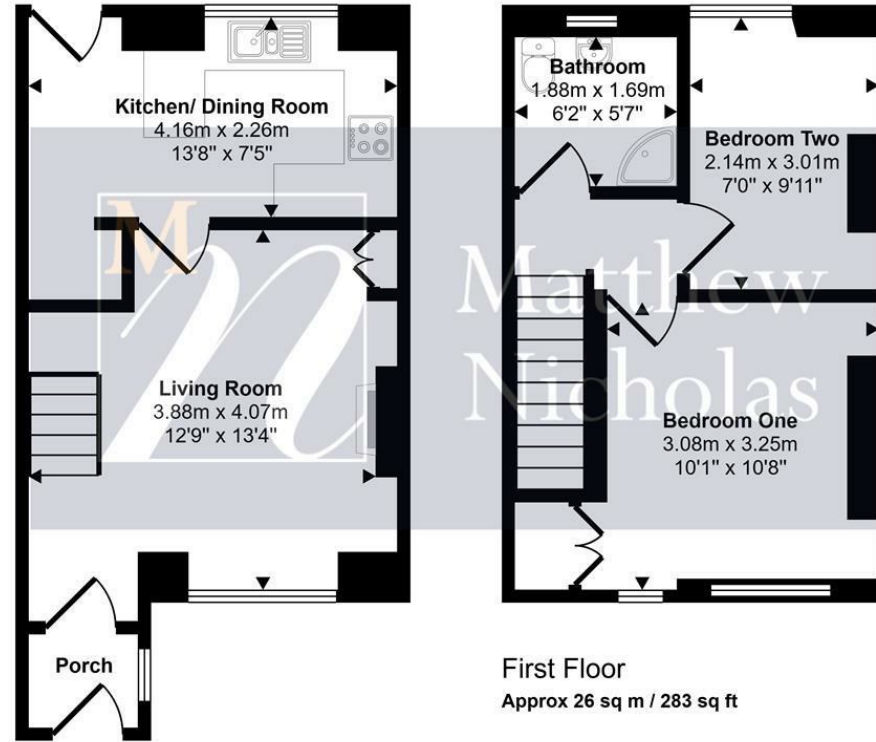
Tax Band: A

Floor Area: 595.00 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	

Approx Gross Internal Area  
55 sq m / 595 sq ft



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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