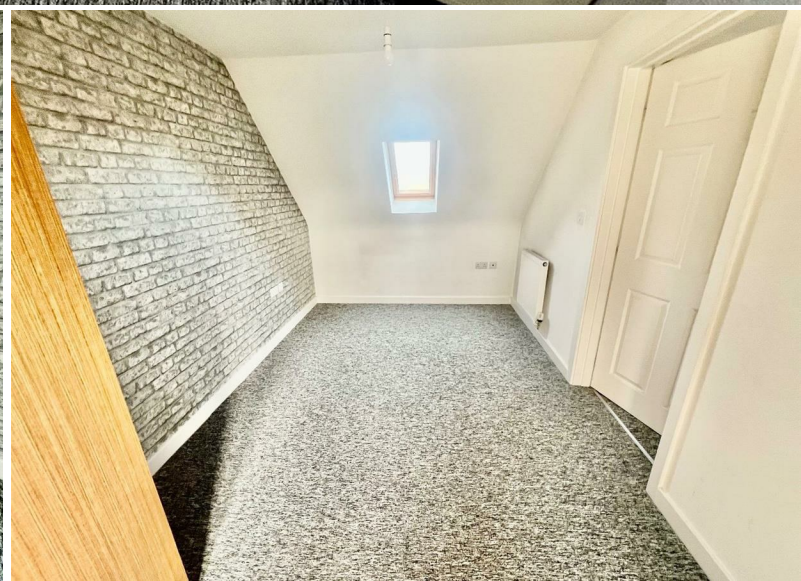




Ironwood Avenue, NN14 2JU

- One Double Bedroom
- *AVAILAIBLE FROM END OF SEPTEMBER 2026*
- PARKING & GARAGE
- Cul-De-Sac position
- Well presented

PRICE
£750
PCM

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



23 High Street, Rothwell
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AVAILAIBLE FROM END OF SEPTEMBER 2026 **IN PERSON AND VIDEO VIEWINGS AVAILABLE ** Discreetly positioned on the ever popular Grange Development is this well presented one double bedroom Coach House with parking and garage. Gas central heating and Upvc double glazed. Entrance hall and stairway to Landing opening into Lounge/sitting room and modern open plan Kitchen with built in oven, hob and washing machine. Double bedroom and bathroom with shower.

ENTRANCE HALL

Stairs raising to first floor accommodation, opening through to Lounge/Dining Room and Kitchen Area

LOUNGE/DINING ROOM

17'1" x 8'11" (5.21m x 2.73m)
Double glazed sky light to rear, radiator, additional storage cupboard, chrome spot lights to ceiling, door to Bathroom and Master Bedroom, open plan area to Kitchen

KITCHEN

9'11" x 5'9" (3.04m x 1.76m)
Double glazed window to front, a modern range of high and base level cupboard units with complementary marble effect work tops, built in appliances to include stainless steel electric oven, four ring gas hob and extractor fan, built in washing machine, tiling to all water sensitive areas, stainless steel sink and half drainer, chrome spot lights to ceiling

MASTER BEDROOM

14'10" x 8'3" (4.54m x 2.52m)
Double glazed sky light to rear and double glazed window to front, two radiators, built in wardrobe

BATHROOM

Three piece suite comprising of panelled bath with shower over, low level Wc, pedestal wash hand basin and tiling to all water sensitive areas and chrome wall mounted towel rail heater

OUTSIDE & PARKING

Allocated parking for one vehicle with access to integrated single garage with up and over door
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DIRECTIONAL NOTE

Take a left out of the Rothwell office, continue over the roundabout towards Desborough, continue into Desborough upon arrival follow through the town and over the railway bridge on Harborough Road, at the roundabout take a right into Ironwood Avenue and continue along Ironwood Avenue through the Grange where the property can be located



call to view 01536 418100

