



13 Gipsy Lane | Irchester | NN29 7DJ



Matthew
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Offers In Excess Of £425,000

Situated down a private road and backing onto open farmland this delightful mature three bedroom detached property. The property enjoys a large wide plot with a south facing aspect and presents an opportunity to extend (subject to planning) and improve. In brief the property comprises a sitting room, dining room opening into a further reception area, kitchen, large utility room with shower and guest WC. To the first floor are three bedrooms and a family bathroom. The outside offers a a driveway with a garage and the aforementioned gardens. Viewing is recommended.

- Mature detached family home on generous plot
- Opportunity to extend and improve (stc)
- PVCu double glazing
- South facing aspect with open view
- Gas fired radiator heating system with recently replaced boiler
- Sought after location in the village

Storm porch with PVCu door and sidelights leading into

Entrance Hall

Radiator, stairs to first floor, doors to kitchen and into

Sitting Room

12'4" x 13'11" (3.76 x 4.25)

Bay window to front, radiators, feature fireplace with hearth and surround, TV point, coving, opening into

Dining Room

8'5" x 10'7" (2.59 x 3.23)

Window to side, radiator, coving, further opening into

Family Room

8'9" x 7'10" (2.68 x 2.39)

Large window to rear and side, radiator, coving, PVCu door to garden.

Kitchen

10'1" x 10'1" (3.09 x 3.09)

Fitted with a range of base and eye level units with rolled edge worksurfaces above, one and half bowl sink and drainer with stainless steel mixer tap above, mid level oven, gas hob with extractor above, integrated dishwasher, tiling and upstands to all splash areas, under stairs pantry cupboard, window to rear and opening into

Utility Room

8'7" x 11'3" (2.63 x 3.44)

Window to front, radiator, base and eye level units, space and plumbing for washing machine and tumble drier, space for fridge freezer, large shower tray with glazed screen, thermostatic shower, door into guest WC and PVCu door to rear garden.

Guest WC

4'4" x 4'11" (1.34 x 1.51)

Two piece suit comprising a low level WC, hadn wash basin recessed in vanity unit, towel rail, tiling to mid height, obscured glazed window to rear.

First Floor Landing

Window to side, loft access hatch, doors to all principal first floor rooms.

Bedroom One

12'2" x 14'9" (3.71 x 4.51)

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

Bedroom Two

11'10" x 10'2" (3.62 x 3.12)

Window to rear, built in cupboard, coving.

Bedroom Three

6'3" x 7'9" (1.91 x 2.37)

Window to front, radiator, coving.

Bathroom

6'9" x 6'4" (2.06 x 1.95)

Three piece suite comprising of a low level WC with concealed cistern, hand wash basin recessed in vanity unit and bath with panel. Electric shower over bath and glazed screen, heated towel rail, tiled splash areas, shaving point, obscured window to rear.

Outside

The property is situated down a private road and is shared with a handful of properties. It sits behind a block paved carriage driveway and is retained by a low level brick wall and timber fencing. Access to garage and rear garden.

Garage

9'5" x 19'0" (2.89 x 5.80)

Power and light connected, powered roller shutter door, pedestrian door to rear garden.

Rear Garden

Immediately abutting the rear is a slabbed patio area extending across the entire width of the plot. Pedestrian access to garage and gate to front of property. A large greenhouse and shed are located on either side of the property with a further shed to the rear boundary. A path runs along the side of the property up the garden and continues to the rear boundary. The remainder of garden is predominantly laid to lawn with mature trees, shrubs and planting. The whole is enclosed with timber fencing, is south facing and looks out onto open fields.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

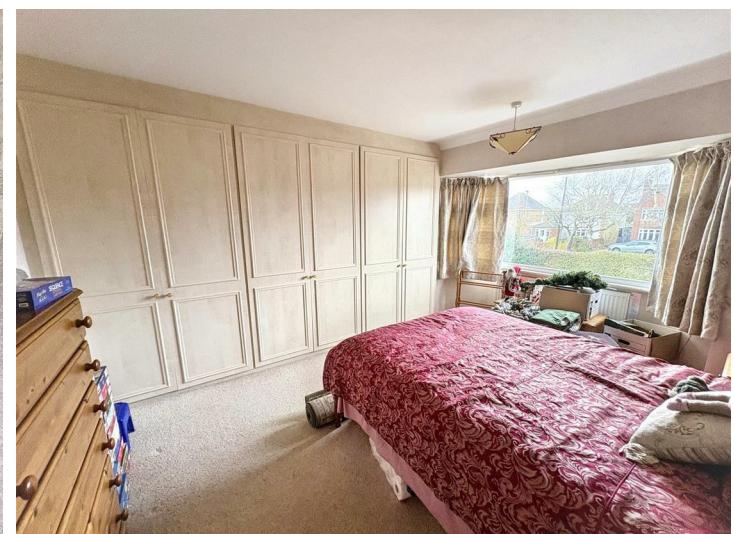
Water Supply: Mains (Metered or Rateable)

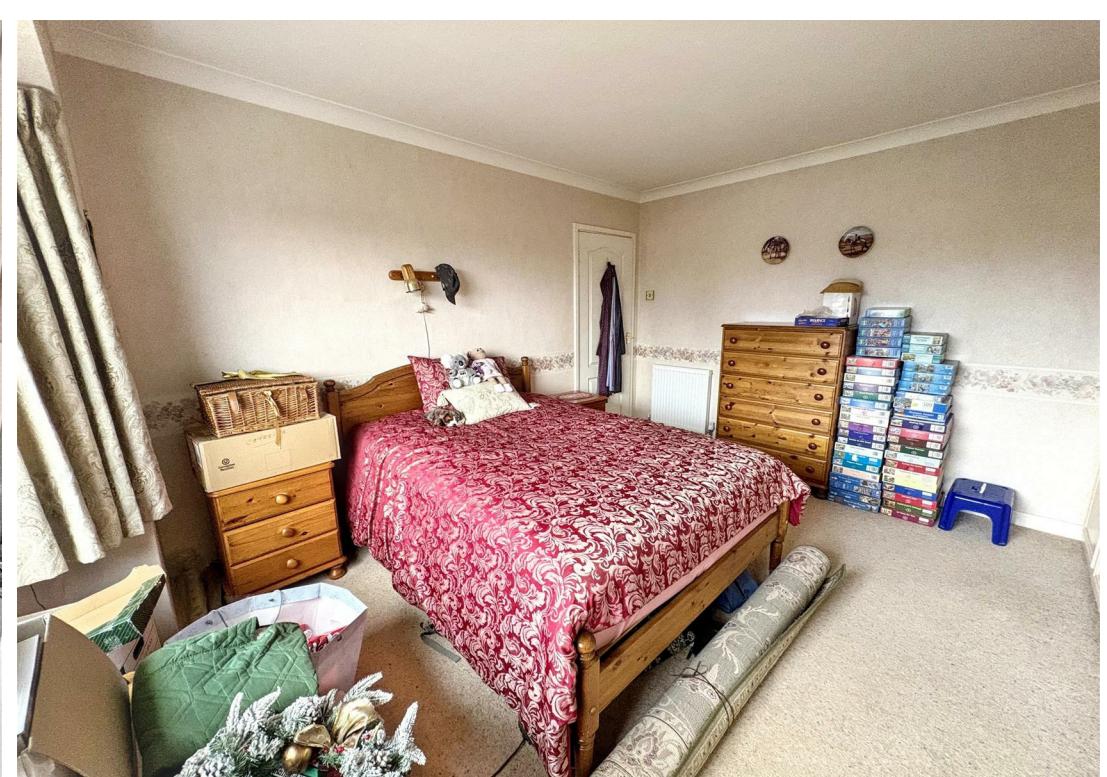
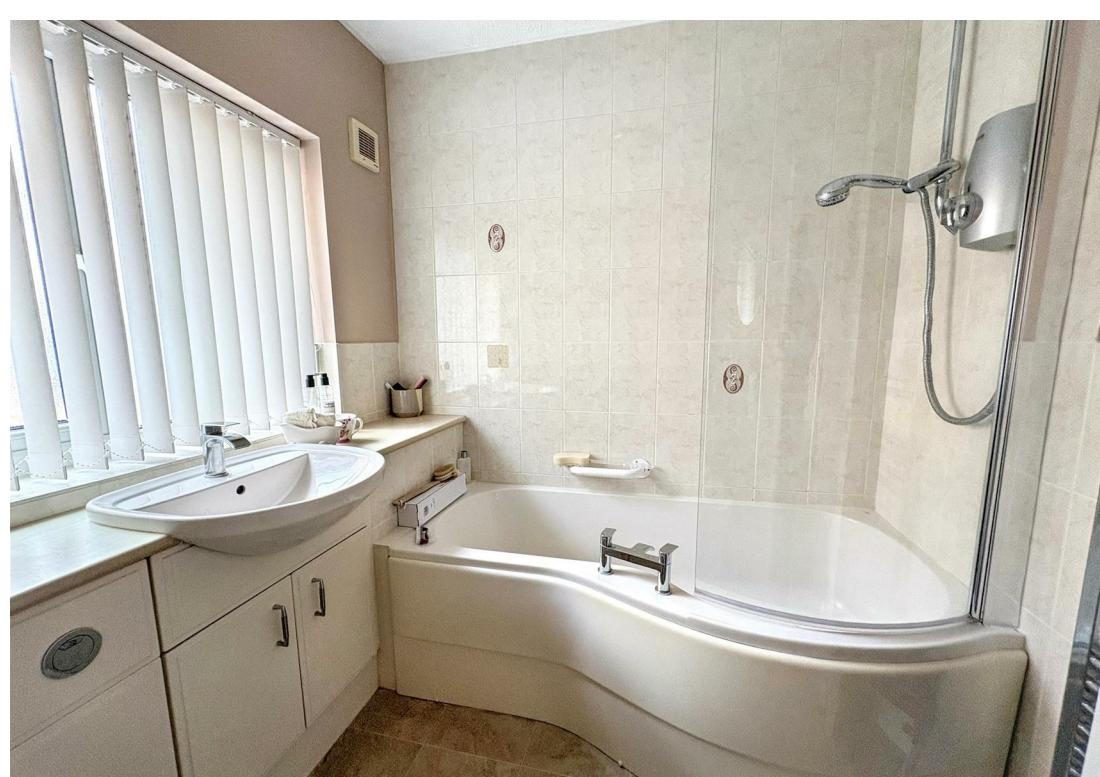
Sewerage: Mains

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.





Further Information



Local Authority: North Northamptonshire Council

Tax Band: D

Floor Area: 1330.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

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