



131 Bradshaw Way | Irchester | NN29 7DW



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## Guide Price £289,995

A modern yet established three bedrooomed detached dormer style bungalow on the edge of Irchester. The property enjoys a gas fired heating system, PVCu double glazing, delightful garden backing onto the village sports ground and a single garage with driveway. The property offers versatile living accommodation on this sought after no through road and briefly comprises a hallway, sitting room, kitchen, dining room/bedroom three, further bedroom and guest WC. the first floor landing leads to the master bedroom and bathroom. Viewing recommended.

- Three Bedrooms
- PVCu Double Glazing
- Versatile Accommodation
- Gas Fired Radiator Heating System
- Single Garage/Driveway
- Village Location

PVCu glazed entrance door leading from the side into the entrance hall.

### **Entrance Hall**

Radiator, wooden panel doors to most ground floor rooms, staircase to first floor.

### **Sitting Room**

17'7" x 11'4" (5.36m x 3.45m)

Patio doors to the rear aspect giving access to the garden, radiator, feature fireplace with electric fire and timber mantle and shelf above, TV point, Telephone point, coving.

### **Kitchen**

8'9" x 7'1" (2.69m x 2.18m)

Fitted with a range of base and eye level units with granite effect roll top work surfaces above, single sink and drainer stainless steel unit, gas hob with extractor above and oven underneath, space and plumbing for dishwasher, tiled splash areas, cupboard housing combi boiler, PVC stable door and window to utility area.

### **Utility**

7'0 x 5'2" (2.13m x 1.57m)

Space and plumbing for washing machine, space for fridge freezer, PVC doors to rear garden.

### **W/C**

Two piece white suite with low level w/c and hand basin, tiled splash areas, window to side.

### **Bedroom Two**

11'10" x 9'10" (3.61m x 3.02m)

Bay window to front, radiator, telephone point, virgin media point, coving.

### **Bedroom Three**

9'6" x 8'5" (2.90m x 2.59m)

Window to front, radiator, virgin media point, telephone point, coving.

### **First Floor Landing**

Loft access hatch, wooden panel doors to bathroom, master bedroom and eaves storage space.

### **Bedroom One**

10'0" x 12'5" max (3.07m x 3.81m max)

Window to rear, radiator, downlights, build in wardrobes, linen cupboard, access to eaves space.

### **Bathroom**

A four piece suite comprising of low level w/c, hand basin with stainless steel mixer tap, bath with over head shower, separate corner cubicle with glazed sliding doors and thermostatic shower head, towel rail, radiator, tiled splash areas, storage cupboard, obscured window to side.

### **Outside**

The property stands to the rear of a reinforced hard standing gravelled front garden with shrub border, a single width driveway runs along the side of the property which allows access to the front entrance door, the garage and a wooden gate leading to the rear garden.

### **Rear Garden**

Immediately abutting the rear of the property is a paved patio area, The remainder of the garden is laid to lawn and decking, inset pond, tap, shed, summer house, enclosed by evergreen trees and a combination of wire and timber fencing, enjoying views of the playing fields. Not overlooked from the rear.

### **Single Garage**

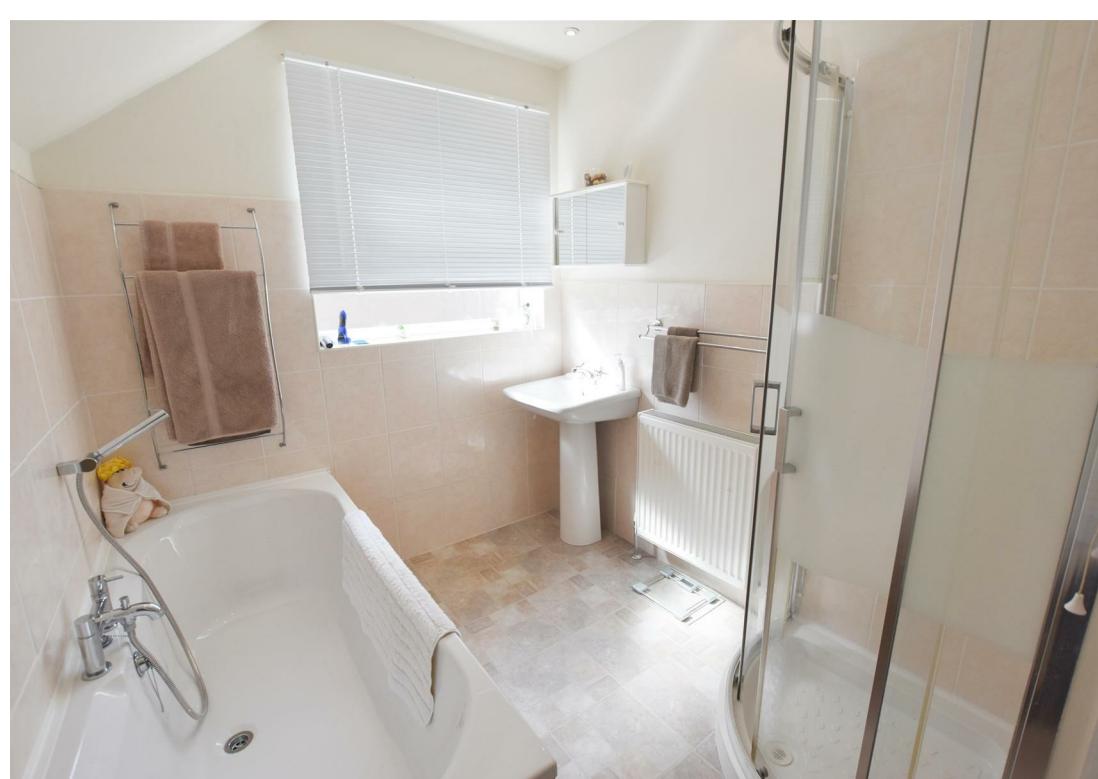
Barn doors, power and light connected, PVCu pedestrian door to garden.

### **Local Information**

Irchester is a popular village located between Wellingborough and Rushden and offering a comprehensive range of local amenities including shops, primary school, doctor's surgery, pubs, library and post office.

Main rail to London St Pancras from Wellingborough in under an hour. M1 at J14 Milton Keynes approx. 14 miles.





# Further Information

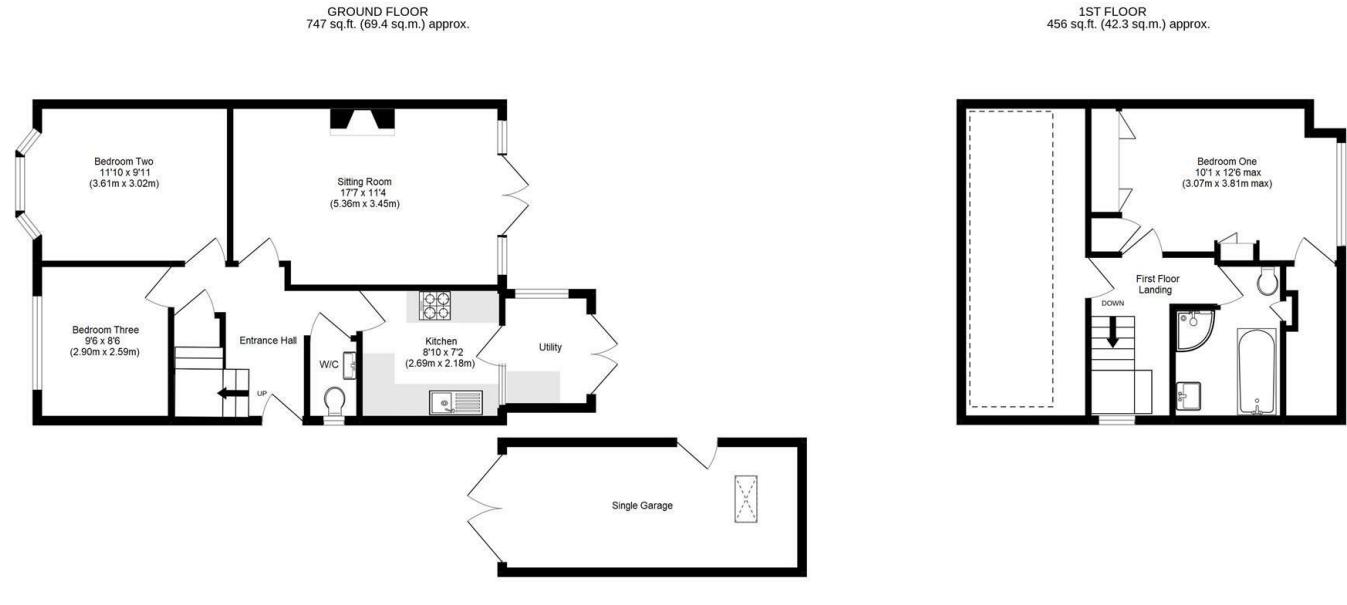


Local Authority: North Northamptonshire Council

Tax Band:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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