

New Street  
Irchester  
Wellingborough  
NN29 7AQ

£260,000 OFFERS OVER



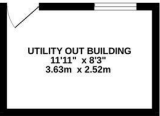
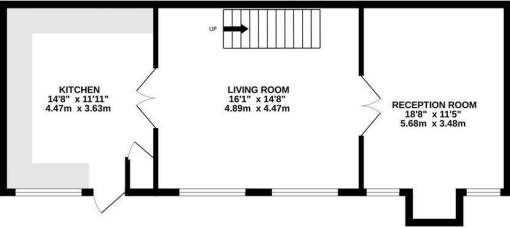
OSCAR JAMES

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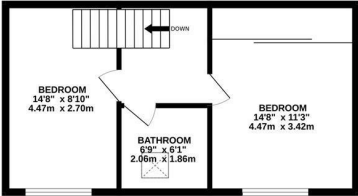


# FLOOR PLANS

GROUND FLOOR  
685 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## AT A GLANCE...



Two reception rooms



Farmhouse Kitchen



Two Double Bedrooms



Bathroom - First Floor



Landscaped fully enclosed front facing garden with gated driveway and large brick out- building and brick store



Driveway with linear parking for multiple vehicles





## WHAT'S GREAT?

Oscar James are delighted to the market this wonderful two-bedroom detached cottage, located in the heart of the popular Northamptonshire village of Irchester.

This charming and characterful property is set back behind a generous driveway and private double gates to a spacious enclosed front aspect garden.

The cottage is beautifully presented throughout and offers generous living accommodation set over two floors, briefly comprising:- entrance porch, dining hall, lounge and a spacious Farmhouse kitchen.

The first floor boasts two large double bedrooms and a separate family bathroom. The property also benefits from gas central heating and double glazing throughout.

Externally, there is a secure courtyard garden with central lawn area and a generous block paved driveway. accommodating multi vehicle parking and personal access to a brick-built

out-building/utility room.

With local amenities including shops, schools, and Irchester County Park. Irchester is within 4 miles - of the ever popular Rushden Lakes development, offering an amazing shopping experience, combined with an array of on-trend dining outlets.

Viewing is highly recommended to fully appreciate. Contact Oscar James to arrange a viewing to avoid a disappointment.

Summary features:

Detached Cottage, Two Double Bedrooms, Lounge & Dining, Entrance Hall Farmhouse Kitchen Family Bathroom, Gas Central Heating & Double Glazing, Enclosed Double Gated Courtyard Garden & Off Road Out - Building and Store Barn Parking EPC Rating C

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# SELLER'S SECRET

We've loved living here as it's both quiet and safe for our young family.

We've been lucky to enjoy a property with a unique character and the size of the rooms are really good too.

We're sure the next owners will love it here and will appreciate it - as much as we have.



## Why we like it....

A rare find behind private gates offering a really wonderful and quite unique home tucked away -where you might least expect it.

We highly recommend, that you come and view this home and enjoy all the features it has to offer.

Contact Oscar James on 01933 830300 to arrange your viewing ..don't delay!

# OSCAR JAMES

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To buy or not to buy....

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