



**3 Mansfield Way, Irchester
Northamptonshire NN29 7DQ
Price £320,000 Freehold**

We are pleased to offer to market this four bedroom detached home in the charming village of Irchester. In immaculate condition throughout and with over 1,100 sqft of living space, this property provides an excellent opportunity for families looking to take that next step. An early viewing is advised to avoid disappointment.

- Village Location
- Immaculate condition
- Close to local amenities
- Energy Efficiency Rating - C75
- Family Home
- Private Garden
- Converted Garage and Three Vehicle Driveway Parking
- Four bedrooms
- Off-Road Parking
- Short Onward Chain



Location

The property can be found on Mansfield Way off of Wollaston Road. Viewings should be made via ourselves the Selling Agents on 01933 316316.

Council Tax Band

D

Energy Rating

Energy Efficiency Rating - C75

Certificate number - 0848-2839-7671-9296-5815

Accommodation

Ground Floor

Hall

Ground Floor Cloakroom / WC

Plus useful storage cupboard.

Kitchen 15'3" x 8'1" (4.66m x 2.46m)

Re-fitted in early 2025. Fitted appliances by way of Dishwasher, Washing Machine, Fridge & Freezer, Gas Hob, Electric Oven and Microwave. 2022 installed gas fired boiler concealed in cupboard.

Living Room 15'2" x 15'0" (4.62m x 4.56m)

Maximum measurement, plus door recess. Feature multi-fuel burner.

First Floor

Landing

Airing Cupboard housing Hot Water Cylinder. Loft access.

Bedroom 1 11'9" x 15'0" (3.58m x 4.58m)

Maximum measurement.

En-suite Shower Room / WC

Re-fitted in 2020.

Bedroom 2 10'3" x 8'11" (3.12m x 2.72m)

Plus door recess.

Bedroom 3 10'3" x 8'6" (3.12m x 2.58m)

Plus door recess.

Bedroom 4 6'11" x 8'4" (2.11m x 2.54m)

Family Bathroom / WC

Re-fitted in 2020.



Outside

Front

Store 7'4" x 5'9" (2.26m x 1.76m)

Maximum measurement.

Office 10'8" x 7'5" (3.26m x 2.26m)

Maximum measurement. Power and light connected.

Driveway

Suitable for 3 vehicles, in a tandem fashion. Access to Store.

Rear

Garden

Gated access to driveway. Fully enclosed.

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).



Ground Floor

Main area: approx. 42.7 sq. metres (460.0 sq. feet)
Plus garage, approx. 11.6 sq. metres (124.5 sq. feet)



First Floor

Approx. 62.4 sq. metres (671.3 sq. feet)



Main area: Approx. 105.1 sq. metres (1131.3 sq. feet)
Plus garage, approx. 11.6 sq. metres (124.5 sq. feet)