



# Duchy Close, Chelveston

Fixed Price £325,000

3 2 1



A modern three bedroom detached house situated in a spacious and quiet no-through road within this sought after village. Chelveston is close to Higham Ferrers, Raunds and Kimbolton all having a good range of shops and excellent private and state schools. The accommodation comprises of reception, refitted cloaks W.C., living room, spacious re-fitted kitchen/dining room on the ground floor. On the first floor are three bedrooms, a re-fitted family bathroom and a re-fitted en-suite. The property has several uPVC windows and doors and gas radiator central heating. Outside there is a single integral garage, a good-sized garden to the front, with off-road parking for several cars and to the rear there is an easily maintained private and fully enclosed garden. The EPC rating for this property is D. The property is offered to the market with **no chain**.

**Living room: 4.81m (15'9) x 3.52m (11'6)**

**Kitchen/Dining Room: 5.39m (17'8) x 2.70m (8'10)**

**Bedroom one: 3.66m (12") x 3.04m (10") MAX**

**Ensuite**

**Bedroom Two: 3.90m (12'10) x 2.82m (9'3)**

**Bedroom Three: 2.34m (7'8) x 2.11m (7")**

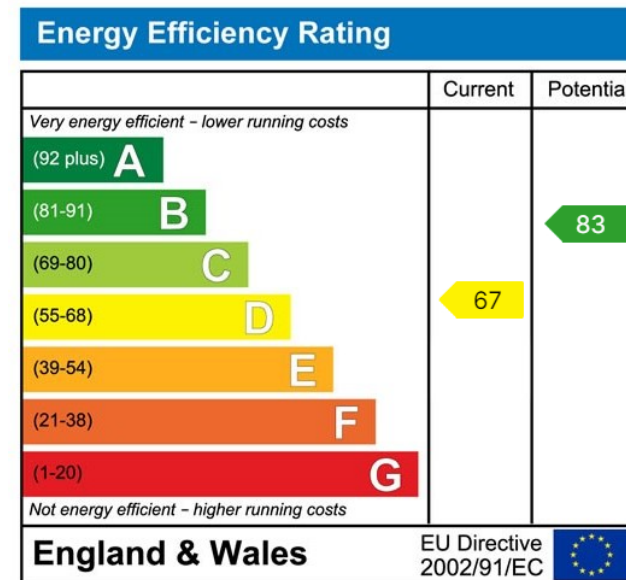
**Family Bathroom**

**IMPORTANT:** Natasha Bryony The Estate Agent for themselves and for the vendors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Natasha Bryony The Estate Agent has any authority to make or give any representation or warranty in relation to this property. The measurements indicated are for guidance only and as such must be considered incorrect. When you submit an offer for a property we will need two forms of identification for each individual submitting the offer, for instance a driving licence/passport and a utility bill/bank statement. Thank you for your cooperation.





- Correctly priced family home
- Re-fitted kitchen and bathrooms
- Sought after village location
- Private and enclosed rear garden
- Excellent village pub within walking distance
- 10 Minutes drive from Rushden Lakes



Web: [www.natashabryony.co.uk](http://www.natashabryony.co.uk)

Tel: 01933 656964

Email: [hello@natashabryony.co.uk](mailto:hello@natashabryony.co.uk)

Higham Ferrers Office: 1b Wharf Road, Higham Ferrers, NN10 8BQ