



**High Street, Irchester Wellingborough NN29 7AA**



**welcome to**

## **High Street, Irchester Wellingborough**

This beautiful barn style build was created as an addition to a barn conversion in 2019. Modern throughout the property and is situated in a desirable location and comprises of three double bedrooms, kitchen/diner, utility room, lounge, cloakroom, family bathroom, single garage and off road parking.



### **Entrance Hall**

Double glazed frosted door to front, large sky light, under stairs storage.

### **Cloakroom**

WC, wash hand basin.

### **Lounge**

12' 6" x 11' ( 3.81m x 3.35m )

Double glazed window to front, TV point, telephone point, under floor heating, thermostat.

### **Kitchen**

17' 3" x 10' 7" ( 5.26m x 3.23m )

Range of base and wall mounted units, built-in oven and microwave, integrated dishwasher, integrated fridge/freezer, butler sink, under floor heating throughout, bi-folding doors to rear, under floor heating, thermostat.

### **Utility Room**

5' 8" x 4' 11" ( 1.73m x 1.50m )

Washing machine and dryer, butler sink, double glazed door to rear, under floor heating, thermostat.

### **Landing**

Loft access.

### **Bedroom One**

16' 4" x 10' 5" ( 4.98m x 3.17m )

Double glazed skylight to front, built-in wardrobes, under floor heating, thermostat.

### **En Suite**

WC, wash hand basin, double shower cubicle, heated towel rail, extractor, double glazed window to side, under floor heating, thermostat.

### **Bedroom Two**

15' x 9' 10" ( 4.57m x 3.00m )

Two skylights, spotlights, fitted wardrobes, under floor heating, thermostat.

### **Bedroom Three**

11' 3" x 9' ( 3.43m x 2.74m )

Two skylights to rear, spotlights, fitted wardrobes, under floor heating, thermostat.

### **Bathroom**

Bath with shower over, WC, wash hand basin with vanity unit, heated towel rail, extractor, double glazed window.

### **Outside**

#### **Rear Garden**

Side access, tap, electric points, patio area, lawn area, enclosed.

#### **Parking**

Two parking spaces.

#### **Garage**

Electric door, power and light connected.



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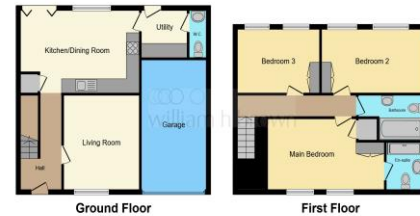
welcome to

## High Street, Irchester Wellingborough

- THREE BEDROOMS
- MODERN THROUGHOUT
- SEMI-DETACHED
- BARN STYLE BUILD
- GARAGE

Tenure: Freehold EPC Rating: B

# £435,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, room areas, coverage and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RSD109216 - 0007

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