



123 High Street
Irchester, NN29 7AA



Simpson & Weekley

Executive village home siding onto open fields! Located on the edge of Irchester, sits this substantial, individually built detached family home. The property, set back from the road, offers an impressive amount of accommodation to include five bedrooms, four reception rooms and a large triple garage with a staircase to a further office/large double bedroom situated above the garages providing the ideal potential for conversion into an adjoining annex. There is well proportioned and established rear garden with a good degree of privacy and a front garden with parking for several cars and access to the garaging. The property benefits from gas radiator central heating and double glazing throughout. The accommodation in brief comprises entrance porch and hall, lounge with access to a conservatory, further sitting room, cloakroom, kitchen that opens up to a light and airy dining/family room, utility room, study and wet room to the ground floor. To the first floor there is a family shower room and five bedrooms with a dressing area and four piece en-suite to the first floor. From the conservatory there is access to the triple garage and a staircase to a further room above. The village itself offers a number of shops to include a Co-op, a church, lower school and bus to the nearby Wollaston Senior School. There is also the award winning country park and with the A45 nearby - Wellingborough Railway Station can be easily reached where a direct train will see you in London St Pancras within an hours journey. A fantastic executive residence with potential for any buyer to make their own through cosmetic updating. EPC Rating D, Council Tax Band E

Asking Price £735,000



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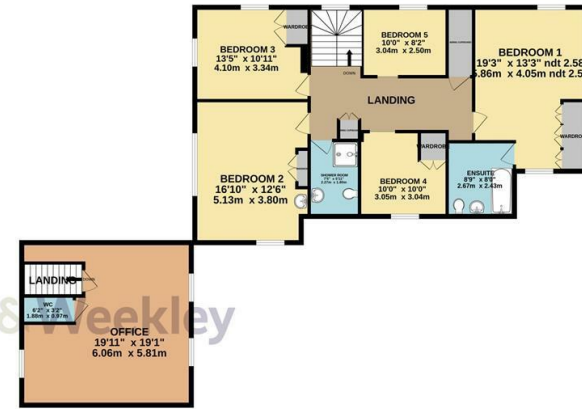
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GROUND FLOOR
2002 sq.ft. (186.0 sq.m.) approx.



1ST FLOOR
1498 sq.ft. (139.1 sq.m.) approx.



TOTAL FLOOR AREA: 3500 sq.ft. (325.2 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

78

67



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