



81 Saxon Rise
Irchester, NN29 7AU



Simpson & Weekley

VILLAGE LOCATION Simpson and Weekley proudly offer to the market this wonderful three bedroom family home. Ideally located in the popular Northamptonshire village of Irchester and offering easy access to lots of local amenities including, shops, schools, country parks and the always popular Rushden Lakes development. The property boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, lounge diner and modern re-fitted kitchen breakfast room downstairs. The first floor boasts three separate bedrooms and a family bathroom. The property also benefits from gas central heating and double glazing throughout. Externally there is a private fully enclosed garden to the rear of the home, a single garage to the rear of the home and a private driveway and garden to the front of the property. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating C, Council Tax Band A



Offers Over £250,000



3



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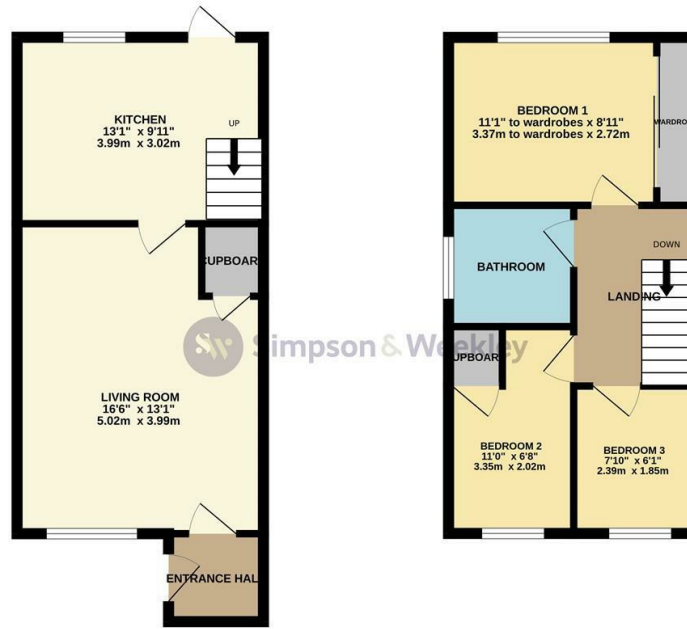


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GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.

1ST FLOOR
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 713 sq.ft. (66.3 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.
Made with Metropack 02024



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
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Making Every
Journey Personal



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