



17 Grange Close  
Irchester, Northants NN29 7BJ



**Simpson & Weekley**



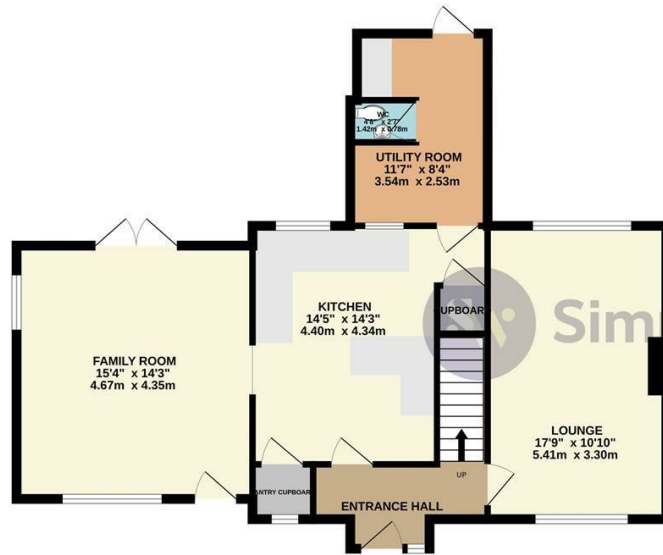
Tucked away in a village cul-de-sac is this stunning, extended semi-detached residence. The recent addition of a double story extension transforms this family home, retaining the original living room that stretches from the front to the rear of the house, the kitchen has now been refitted to a high standard with a central breakfast bar and now flows in a semi-open plan fashion to the newly added light and airy family/dining room. The ground floor also comes with an entrance hall and adjoining outbuildings which now provide a utility area and w.c. The first floor boasts a refitted family bathroom, three double bedrooms and a generous single bedroom. The master bedroom is the first floor show piece with a walk in wardrobe and an en-suite shower room (work only partially completed). Externally the property benefits from a large corner plot, mainly laid to lawn but with a large timber shed and a summer house. The large gravelled frontage sets you back from the road and is currently used by the owners as parking with enough space for several cars (stpp). With double glazing, gas radiator central heating and a location close to local amenities, this could be the ideal home for any growing family. EPC Rating Ordered, Council Tax Band B

Asking Price £325,000

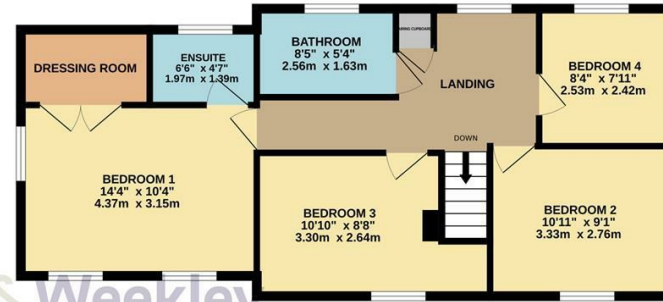
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GROUND FLOOR  
763 sq.ft. (70.9 sq.m.) approx.



1ST FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1409 sq.ft. (130.9 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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