



1a London End
Irchester, NN29 7BH



Simpson & Weekley

New to the market is this detached Grade II listed period property tucked away in the village of Irchester which boasts original beams to part of the home, the property briefly comprises entrance hall, lounge with bay window, separate dining room, kitchen with walk in pantry and inner hallway to the ground floor. To the first floor there are three/four bedrooms with one bedroom/dressing room off the master bedroom and re-fitted and modern family bathroom suite with shower over the bath. Further benefits include a conservatory which leads to a WC and utility room and storage space, generously sized enclosed garden and driveway leading to a detached garage. EPC Rating E. Council Tax Band D



Offers In Excess Of £300,000



GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.

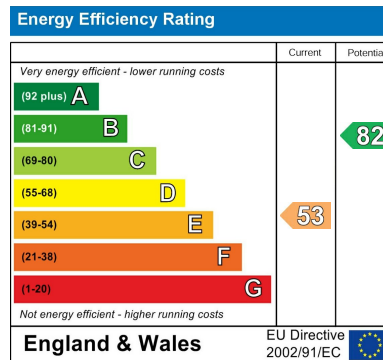


1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.5 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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