



The Ash Gleanings Rd
Irchester, Northamptonshire NN29 7FJ



Simpson & Weekley

Set on this modern development just off the sought-after Farndish Road in Irchester is this brand-new detached family home, backing onto miles of beautiful countryside and within walking distance to a range of amenities in the village.

There is well-appointed accommodation set over two floors, comprising a large bright entrance hall, cloakroom/WC, living room, and open-plan kitchen/dining room on the ground floor. On the first floor are three double bedrooms, an ensuite shower room, and a family bathroom. There is a single garage to the side with off-road parking for two cars, and a fence-enclosed rear garden which backs onto open fields.

The property itself has been built by Mulberry Homes to an exceptionally high standard, and in an ideal location being within easy access to both the A45 and A6. There are a range of shops and amenities in the village, and for nature-lovers the popular Irchester Country Park is a 20-minute walk or a couple of minutes in the car.

£359,950



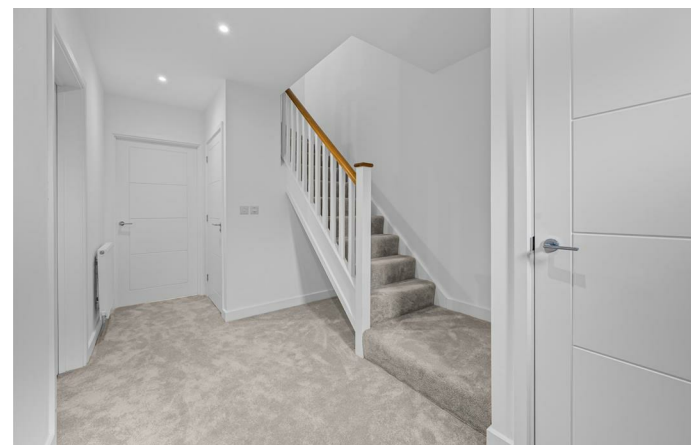
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2



1



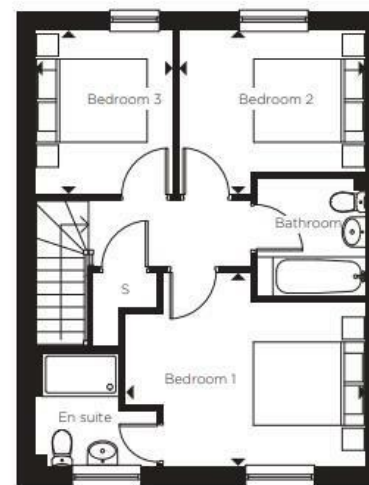
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Ground floor

Kitchen/Dining	6.00m x 3.12m	19'7" x 10'2"
Living Room	4.66m x 3.32m	15'2" x 10'8"

S = Store



First floor

Bedroom 1	4.39m x 3.52m	14'4" x 11'5"
Bedroom 2	3.42m x 2.98m	11'2" x 9'7"
Bedroom 3	2.51m x 2.96m	8'2" x 9'7"



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



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01933 418917

rushden@simpsonandweekley.co.uk

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30 High Street, Rushden, Northants, NN10 0PW