



3 Mansfield Way
Irchester, NN29 7DQ



Simpson & Weekley

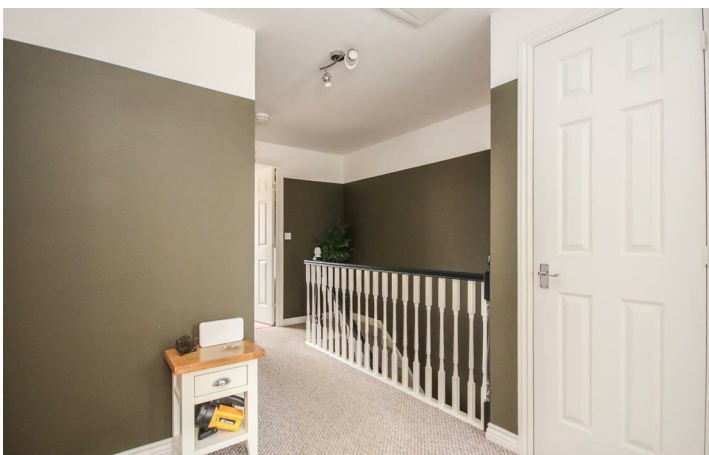
Offered to the market with no onward chain is this excellent four-bedroom detached family home, having been tastefully enhanced by the current owners to an exceptional standard.

The property provides over 1,200 sq. ft of living accommodation set over two floors, comprising in brief an entrance hall, cloakroom/WC, newly re-fitted kitchen/breakfast room and living/dining room on the ground floor. There are four bedrooms on the first floor, three of which are doubles, an ensuite to the master bedroom and a family bathroom. There is off-road parking leading to a converted garage, now used as a store with an office space to the rear, and a fully fence-enclosed back garden with a patio area and artificial lawn.

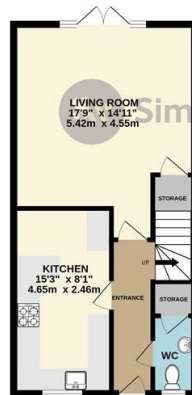
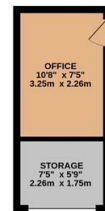
For nature-lovers, there are a variety of rural countryside walks nearby or the popular Irchester Country Park is just down the road, and for convenience there is an ideal range of shops and amenities in the village. For commuters, both the A6 and A45 are easily accessible.

Council Tax Band C, EPC Rating C.

£320,000



GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA: 1205 sq.ft. (111.9 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) A		
(81-91) B		85
(69-80) C	75	
(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	



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