



73 Gypsy Lane
Wellingborough, NN29 7DJ



Simpson & Weekley

Positioned on the highly-regarded Gipsy Lane in Irchester is this large detached four-bedroom home, offering over 1,300 sq. ft of accommodation and enjoying panoramic countryside views to the rear.

There is well-appointed accommodation set over two floors, with the ground floor comprising an entrance hall, two double bedrooms together with an ensuite shower room, kitchen/breakfast room, separate dining room, living room, and a family bathroom, and on the first floor are two further bedrooms.

Externally, there is a large driveway providing off-road parking for several cars, in addition to a garage measuring approximately 5.05m x 1.95m. The rear garden overlooks miles of beautiful countryside, measuring approximately 100 ft in length.

The property itself is situated in a superb location for nature-lovers with there being a variety of rural countryside walks on your doorstep 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 all within walking distance. For commuters, both the A6 and A45 are easily accessible.

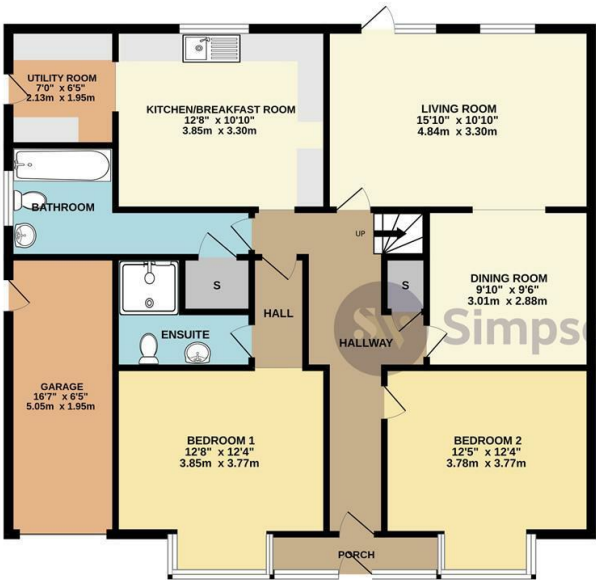
EPC Ordered C, Council Tax Band C.

£375,000

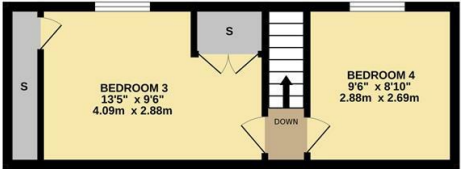


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GROUND FLOOR
1108 sq.ft. (102.9 sq.m.) approx.



1ST FLOOR
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 1362 sq.ft. (126.5 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	79	
(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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