



109 High Street  
Irchester, Northamptonshire NN29 7AA



**Simpson & Weekley**

Set on a large plot in the heart of the village is this extended three-bedroom cottage, offered to the market in immaculate condition throughout and with no onward chain.

The property offers well-appointed accommodation arranged over two floors. The ground floor features a spacious living room, a separate dining room, and an extended kitchen overlooking the rear garden, together with a utility room and a cloakroom/WC. On the first floor, there are three double bedrooms and a beautifully re-fitted bath/shower room.

Enjoying both front and rear gardens, this home features a beautifully landscaped frontage with off-road parking for two cars, while the rear garden offers a great size and a blank canvas for the new owners to make their own.

Irchester is an abundant Northamptonshire village with a range of amenities and countryside walks, and the popular Rushden Lakes Shopping and Leisure is just a short drive. The village is also home to Irchester Country Park, providing an excellent setting for family days out, with children's play areas, woodland walks, and cycle paths to explore. For commuters, both the A6 and A45 are easily accessible.

EPC Rating Ordered, Council Tax Band B.

£365,000



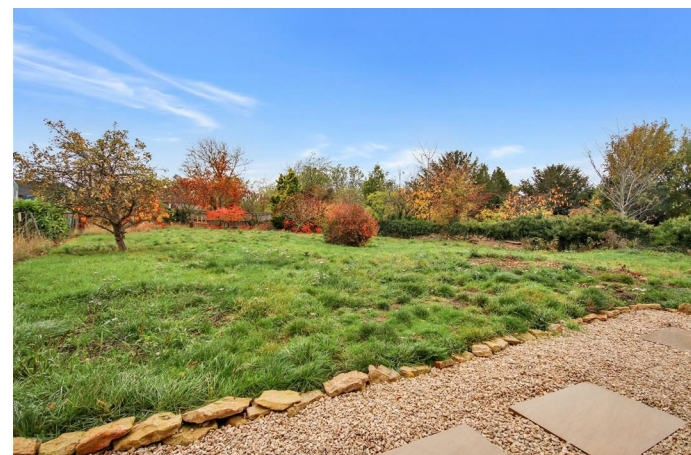
3



1

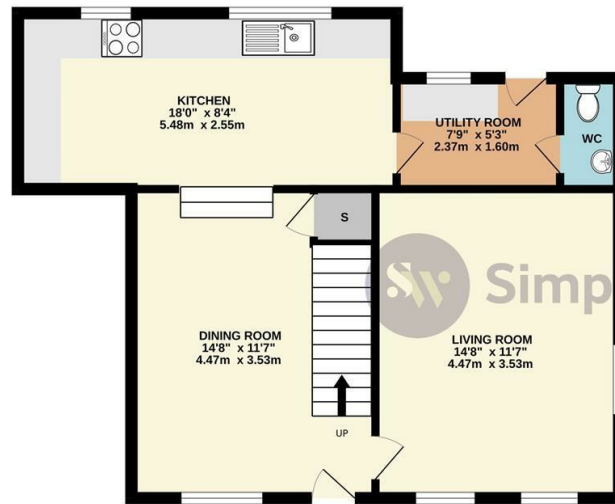


2

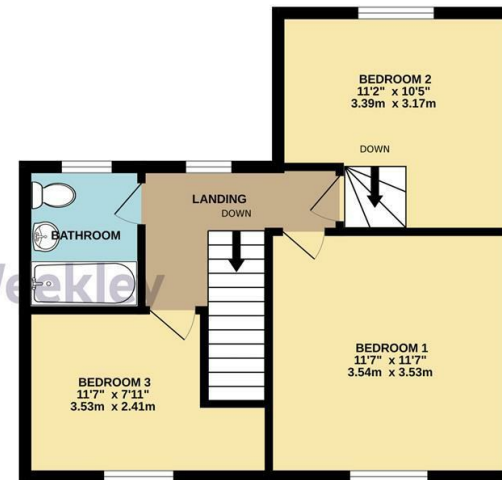


Simpson & Weekley

GROUND FLOOR  
545 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.9 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.  
Made with Metropix ©2025



#### 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<br>2002/91/EC |           |



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
& Weekley**

Making Every  
Journey Personal



01933 418917

[rushden@simpsonandweekley.co.uk](mailto:rushden@simpsonandweekley.co.uk)

<https://www.simpsonandweekley.co.uk/>

30 High Street, Rushden, Northants, NN10 0PW