



Total area: approx. 80.1 sq. metres (862.1 sq. feet)



17 Gleanings Road, Irchester, NN29 7FJ

£300,000

STEEPLE VIEW CHASE REALLY IS A GREAT LOCATION ! Hawksbys are pleased to offer to the market this beautiful 3 bedroom semi-detached home which was recently constructed by Mulberry Homes to a high specification. Steeple View Chase is a small new build development consisting of only 54 Homes located in the popular village of Irchester and it certainly has a lovely quiet feel about it. The current owners have taken what was already a quality home and greatly improved it with bespoke window shutters, 2 sets of impressive SHARPS fitted wardrobes and a media wall in the lounge. Further benefits include: Quality kitchen with integrated appliances, smart bathroom and en-suite fittings, UPVC double glazed windows with a country cream finish, gas radiator central heating with efficient combi-boiler and quality decor and floor coverings throughout. To the front the property sits on a corner plot offering open plan front garden and driveway providing parking for 2 vehicles side by side. To the rear is a pleasant garden which is laid to lawn with a patio area and gated access leading to the driveway.

This really is a brilliant village home that must be viewed to appreciate every thing it has to offer.

CALL HAWKSBY'S NOW TO ARRANGE YOUR VIEWING 01933 22 44 44

EPC RATING: B

COUNCIL TAX BAND : C



Entrance Hall
Ground Floor WC
4'3 x 2'10
Lounge
16'4 max x 15'5 max
Kitchen/Diner
16'4 x 11'1
Landing
Main Bedroom
11'10 upto wardrobes x 9'2



En-Suite
9'7 x 4'7
Bedroom 2
9'7 x 9'2
Bedroom 3
7'6 max into wardrobes x 6'5
Family Bathroom
6'7 x 5'8



Tenure: Freehold
Council Tax Band: C
Viewing strictly by appointment with Hawksbys on 01933 724444



Agents Note: Hawksbys have not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The Buyer is advised to obtain verification from their Solicitor or Surveyor.
Internal Photographs: If photographs are included showing the interior of a property, these are to show the layout, and purchasers should check to confirm whether any appliances are included in the purchase price.
Offer Procedure: To make an offer you will need to make a appointment with our Financial Advisor to be able to process your offer in the best possible light.
Floor Plans: The plans included in these details are provided for guidance purposes only to show the general layout of the property, they are in some instances NOT to scale.
Buying a house can be complex and stressful. We try very hard to make the transaction as smooth and as trouble free as possible for buyers by guiding them through the process at every stage, including helping them with their mortgage arrangements.
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOANS SECURED ON IT.
Life Assurance usually required.
AGENTS NOTE: THE ICON ON THE MAP REPRESENTING THE PROPERTY DOES NOT SHOW IT'S EXACT POSITION IN RELATION TO THE ROAD OR CUL-DE-SAC.
Some of the photographs are taken with an extreme wide lens, as as 18mm, and in some circumstances make the rooms look larger than they are!

