



83 Wollaston Road

Irchester, Northamptonshire NN29 7DA



Simpson & Weekley

*****CHAIN FREE*** ***PRIVATE PARKING***** Situated in the popular village of Irchester, overlooking a park and within walking distance of the award winning country park is this modernised and extended bay fronted house with off road parking to the rear. Following an impressive extension the ground floor now offers a spacious, light and airy living space with a lounge/dining room running through a refitted kitchen to a family room in an open plan layout within sky light windows, patio doors to the garden and the addition of a cloakroom. Further accommodation includes an entrance porch, two double bedrooms and a first floor family bathroom that cannot fail to impress. Outside, there is an enclosed rear garden with parking to the rear and a forecourt front garden. The village comes with shops to include a Co-op, schooling, there is a bus to the popular local Wollaston senior school and Wellingborough Station is just 3 miles drive where a direct train can get you into London St Pancras within an hours journey.

EPC Rating: D, Council Tax Band A

£230,000



2



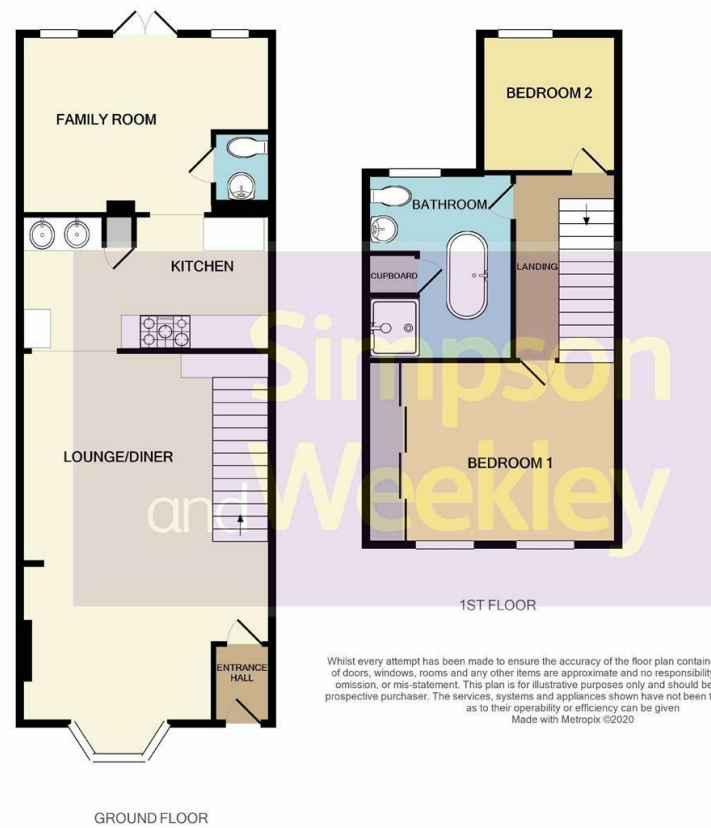
1



2



Simpson & Weekley



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



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

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

30 High Street, Rushden, Northants, NN10 0PW