

7 Gleanings Road

Irchester, NN29 7FJ

Simpson & Weekley

Simpson and Weekley are delighted to offer to the market this immaculately presented four-bedroom detached home, built just three years ago by Mulberry Homes. Having been purchased brand new by the current owners, the property has been exceptionally well maintained and still offers a show-home feel throughout.

The accommodation is arranged over three floors and begins with an entrance hall, leading through to a spacious kitchen/dining room, separate living room, study and cloakroom/WC. The kitchen/dining room forms the heart of the home, fitted with taupe gloss units, wood-effect work surfaces and a range of integrated appliances. There is also a separate utility room.

The living room offers a separate space to relax, with double doors opening onto the rear garden and the added benefit of air conditioning. There is also a further reception room, currently used as a home office.

To the first floor are three double bedrooms, one of which benefits from an en-suite shower room, together with a family bathroom fitted with a bath and separate shower. The entire second floor is dedicated to an impressive master bedroom suite, providing a generous and private space away from the rest of the accommodation.

The property occupies a generous corner plot, with gardens to the side and rear. There is ample off-road parking, with two separate driveways with parking for up to four vehicles, in addition to a detached single garage.

Situated on the popular Steeple View Chase development, just off Farndish Road, the property enjoys open field views and is close to the children's play park. Irchester offers a range of local amenities, including shops, eateries, and a primary school, with plenty of countryside walks nearby, including Irchester Country Park.

Wellingborough railway station is approximately 10 minutes away, offering services to London St Pancras in as little as 45 minutes. Rushden Lakes is also within easy reach along with Northampton, Bedford and Milton Keynes.

Offers Over £475,000

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GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.

1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.

2ND FLOOR
315 sq.ft. (29.3 sq.m.) approx.

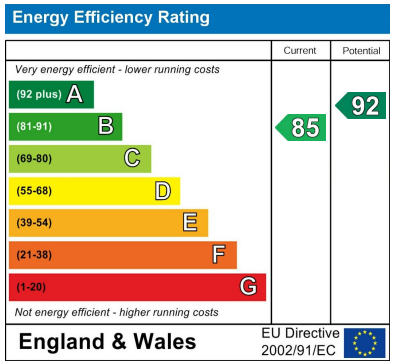


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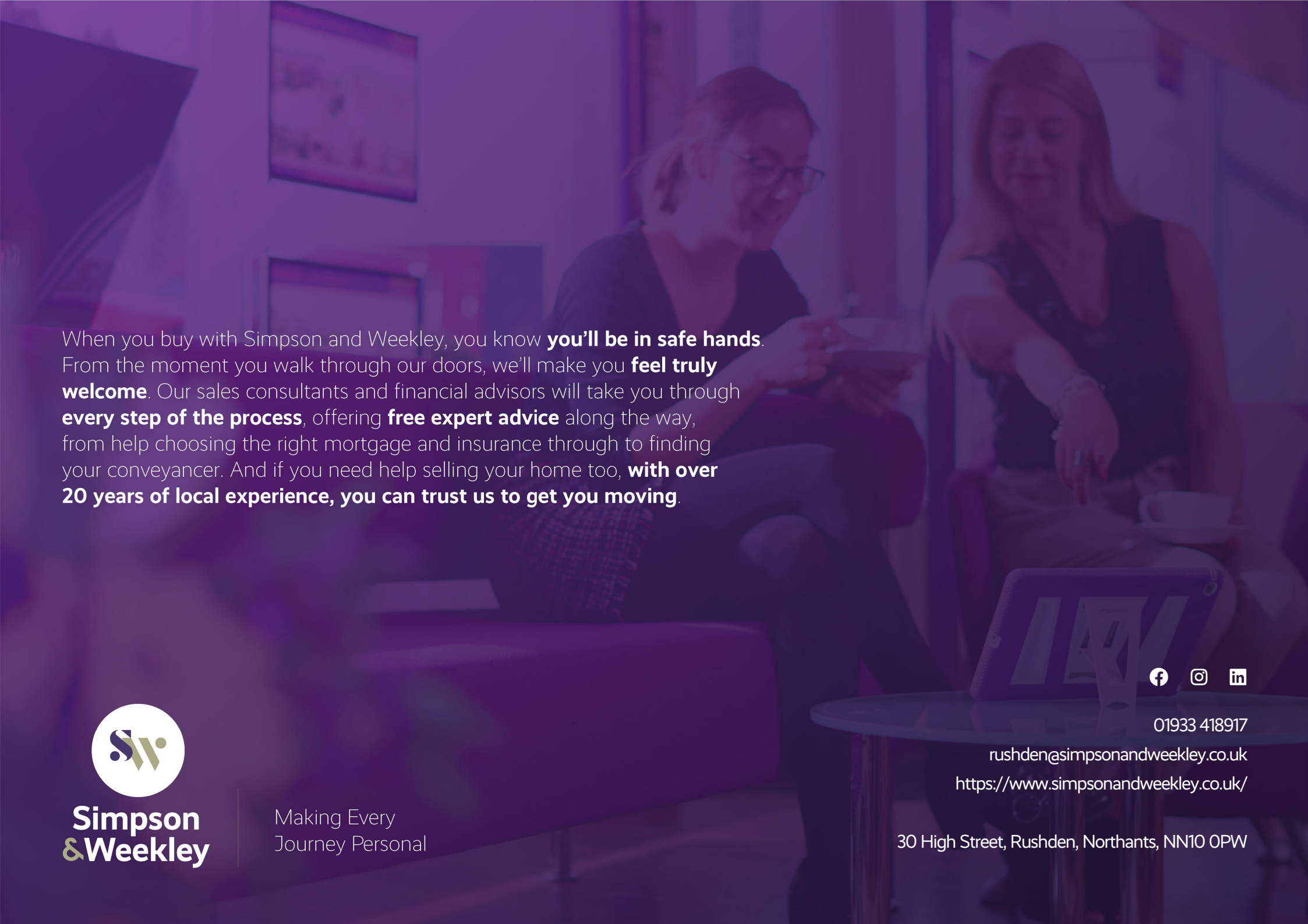
TOTAL FLOOR AREA : 1641 sq.ft. (152.4 sq.m.) approx.

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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