



109 High Street

Irchester, Northamptonshire NN29 7AA



**Simpson & Weekley**

\*\*\*NEW INSTRUCTION\*\*\* New to the rental market, Simpson & Weekley Lettings are delighted to offer this immaculately presented and recently re-furbished extended three bedroom semi detached house located in the popular village of Irchester which gives easy access to the A45, A509 to Milton Keynes and Wellingborough. Set on a large plot in the heart of the village, the property offers well appointed accommodation arranged over two floors. The ground floor features a spacious living room, separate dining room, an extended kitchen overlooking the rear garden, utility room and a cloakroom/WC. On the first floor, there are three double bedrooms and a beautifully re-fitted bathroom with shower over the bath.

Enjoying both front and rear gardens, this home features a beautifully landscaped frontage with off road parking for two cars, whilst the rear garden is large.

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 childrens play areas, woodland walks, and cycle paths to explore. Available immediately, viewing is considered essential to avoid disappointment. Sorry, strictly no pets. EPC Rating D. Council Tax Band B.

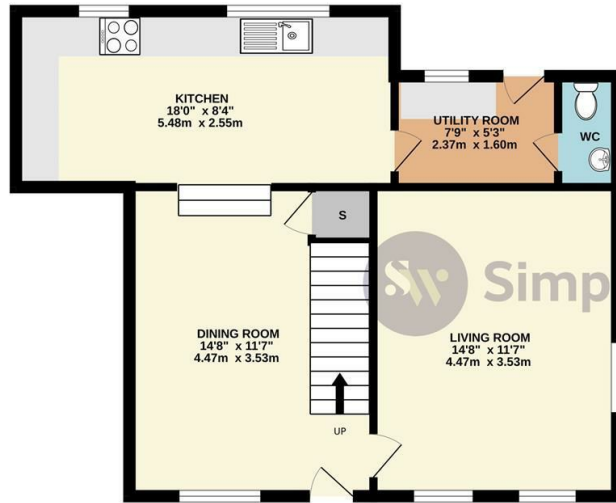


£1,295 PCM

 3  1  2



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

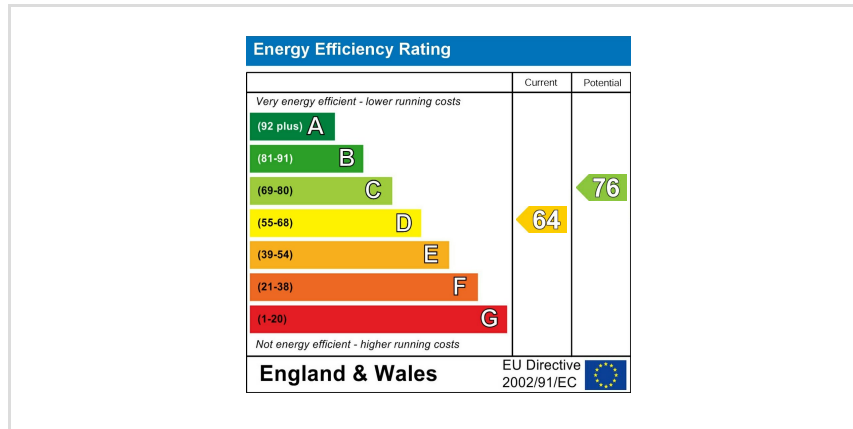


1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



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.  
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