



The Oak Gleanings Rd  
Irchester, Northamptonshire NN29 7FJ



**Simpson & Weekley**

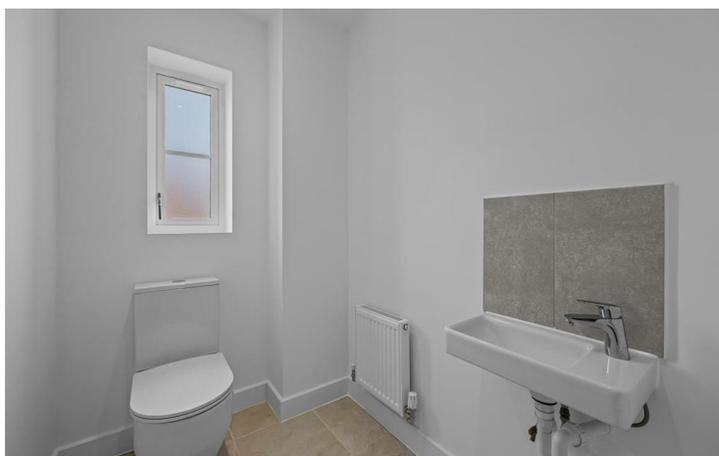
Tucked away in a contemporary development near the sought-after Farndish Road in Irchester, this impressive newly built detached family home offers scenic countryside views to the rear and easy access to a range of local amenities just a short walk away.

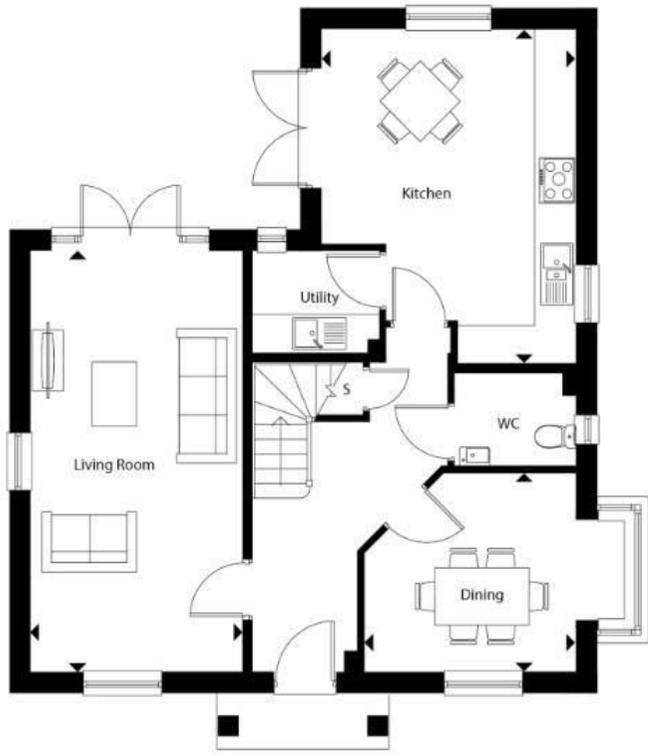
There is well-appointed accommodation set over two floors, comprising a large bright entrance hall, cloakroom/WC, living room, large kitchen/breakfast room, utility room, and separate dining room on the ground floor. On the first floor are four bedrooms, two en-suite shower rooms, and a family bathroom. There is a double garage to the side with off-road parking for two cars, and a fence-enclosed rear garden which backs onto open fields.

The property itself has been built by Mulberry Homes to an exceptionally high standard, and in an ideal location being within easy access to both the A45 and A6. There are a range of shops and amenities in the village, and for nature-lovers the popular Irchester Country Park is a 20-minute walk or a couple of minutes in the car.



£525,000





## GROUND FLOOR

<b>Kitchen</b>	4.04m x 5.26m	13'2" x 17'2"
<b>Dining</b>	3.36m x 3.14m	11'0" x 10'4"
<b>Living Room</b>	3.38m x 6.64m	11'0" x 21'7"

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The dimensions are not intended to be used for carpet sizes, appliances, spaces or items of furniture. Kitchen size and layout is indicative only. Housetypes may vary between developments. All floorplans and housetypes are subject to planning and significant variations to the materials and elevations may exist. Please ask your Sales Adviser for further details.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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01933 418917

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

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30 High Street, Rushden, Northants, NN10 0PW