



[www.jacksongrundy.com](http://www.jacksongrundy.com)

# Grange Way, Irchester, NN29 7BQ

£290,000 Semi-Detached

4 1 1



**Platinum Trusted Service Award**

Based on service ratings over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Weston Favell  
11 Weston Favell Centre, Northampton, NN3 8JZ

Call Us 01604 784990  
Email Us [westonfavell@jacksongrundy.co.uk](mailto:westonfavell@jacksongrundy.co.uk)







## Property Summary

A refurbished semi detached property which offers versatile living situated within the popular village location of Irchester.

## Features & Utilities

- ✓ Refurbished Semi-Detached Property
- ✓ Village Location
- ✓ Three/Four Bedrooms
- ✓ Cloakroom and Shower Room
- ✓ Recently Constructed Outbuilding with Power, Light and Water
- ✓ Viewing is Recommended to Appreciate Size

# Property Overview

A refurbished semi detached property which offers versatile living situated within the popular village location of Irchester. Accommodation comprises entrance hall, cloakroom, lounge/diner, fitted kitchen, bedroom and to the first floor there are three additional bedrooms and shower room. Outside there are gardens to front and rear with ramped access and benefitting from a Timber built outbuilding with power, light and water connected. The property also benefits from Solar Panels and Heat Source Pump boiler. EPC Rating: TBC. Council Tax Band: B.

## ENTRANCE HALL

Double glazed part obscure glazed door to front elevation. Double glazed obscure glazed window to side elevation. Understairs storage cupboard housing meters with additional shoe storage. Stairs to first floor landing. Doors to lounge/dining room and kitchen.

## LOUNGE/DINING ROOM 5.92m x 2.82m (19'5" x 9'3")

Double glazed window to front elevation. Radiator. Double glazed French doors to garden. Media wall with fitted shelving and storage. Ceiling coving.

## KITCHEN 3.25m x 3.74m (10'8" x 12'3")

Double glazed windows to side and rear elevation. Radiator. Sink with mixer tap and drainer. Built in electric induction hob and oven with cookerhood over. Plumbing for washing machine and space for American style fridge/freezer and tumble dryer. Larder cupboard. Breakfast bar. Opening into rear hallway.

## INNER HALLWAY

Double glazed part obscure glazed doors to side and rear elevation. Doors to bedroom four and cloakroom.

## CLOAKROOM/WC

Double glazed obscure glazed window to side elevation. WC. Wash hand basin.

## BEDROOM FOUR 2.83m x 3.40m (9'3" x 11'2")

Double glazed windows to side elevation. Radiator.

## FIRST FLOOR LANDING

Double glazed window to side elevation. Loft hatch. Doors to bedrooms one, two and three, and shower room.

## BEDROOM ONE 3.58m x 3.42m (11'9" x 11'2")

Double glazed window to rear elevation. Radiator.

## BEDROOM TWO 2.67m x 3.68m (8'9" x 12'1")

Double glazed windows to side and rear. Radiator. Heat source cylinder and pumps.

## BEDROOM THREE 2.01m x 3.48m (6'7" x 11'5")

Double glazed window to front. Radiator. Built in wardrobe.

## SHOWER ROOM

Double glazed obscure glazed windows to side elevation. Radiator. Double shower cubicle with multi-functions and steamer. Wash hand basin in vanity unit. WC. Extractor fan. Inset ceiling lights.

## OUTSIDE

### FRONT GARDEN

Partly fenced. Ramped access to side door and steps to front door. Pond and some mature shrubs.

### REAR GARDEN

Fully enclosed with fencing with side access. Paved patio areas. Lawned garden. Borders with some mature shrubs. Children's play area. Outside tap and electrics. Timber garden shed.

## TIMBER MAN CAVE/STUDIO/HOME OFFICE 7.78m x 3.73m (25'6" x 12'3")

Two full length double glazed windows to side and front. Double glazed French doors to side elevation. Power, light and water connected. Fitted wall and base units with sink and mixer tap. Door to cloakroom

## CLOAKROOM

Separate and electrics, WC and extractor fan.

### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

### MATERIAL INFORMATION

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

EPC Rating – Ask Agent

Electricity Supply – Mains

Gas Supply – No Gas

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Electric Heating, Ground Source Heat Pump

Parking – No Parking Available

EV Charging – Ask Agent

Accessibility – Ramped access

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves

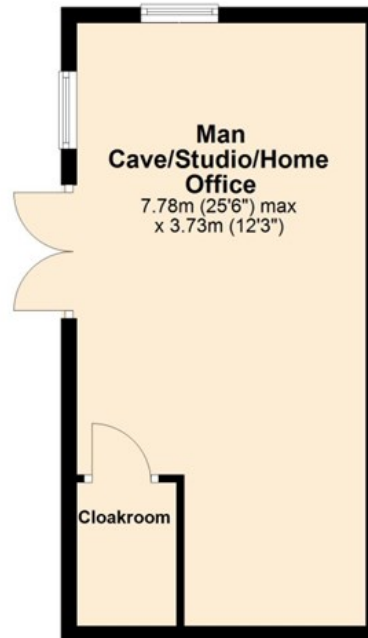
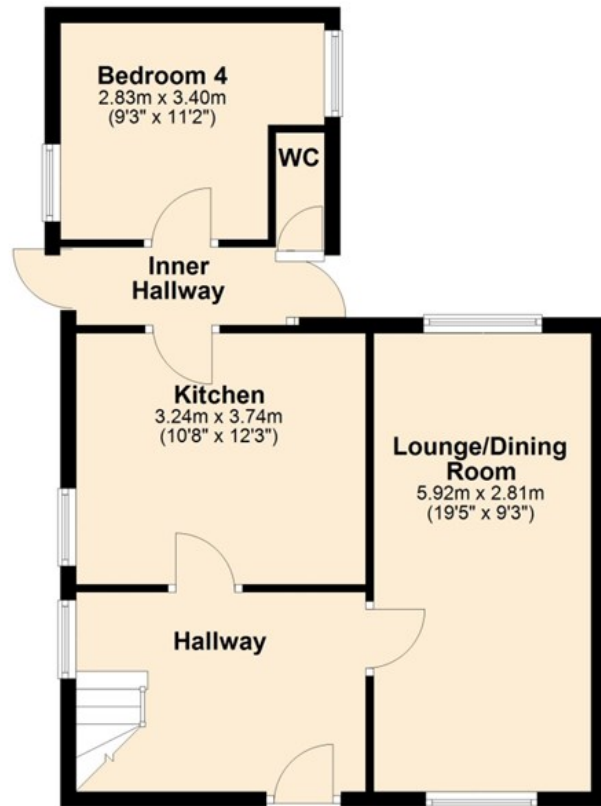
### AGENTS NOTES

i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

# Floorplan

## Ground Floor

Approx. 81.1 sq. metres (872.6 sq. feet)



## First Floor

Approx. 40.8 sq. metres (439.4 sq. feet)



Total area: approx. 121.9 sq. metres (1312.1 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd  
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

**Jackson Grundy Estate Agents - Weston Favell**  
11 Weston Favell Centre, Northampton, NN3 8JZ

**Call Us** 01604 784990  
**Email Us** [westonfavell@jacksongrundy.co.uk](mailto:westonfavell@jacksongrundy.co.uk)

