



BYWATER HERRING

SALES & LETTINGS

- A TRADITION OF TRUST -



Diamond Drive, Irthlingborough
Offers Over £290,000



Floor Plan



Area Map



Accommodation

- A detached family home on the popular Pine Trees estate with no onward chain
- Big jobs already done, so you can focus on styling, not skipping straight into a full refurb
- Open plan lounge–diner with French doors to the back garden
- Smart fitted kitchen you can use now and modernise later when the time's right
- Three bedrooms upstairs, including a king-size main with fitted wardrobes
- Recently updated shower room plus a downstairs loo
- Utility room and useful under-stairs storage
- Landscaped garden with patio and a full-size double garage out front
- Resin driveway, new windows, updated boiler and all the roofline work sorted
- A convenient walk-to-everything location - shops, schools and Whitworth's all nearby



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		85
(69-80) C	75	
(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	

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