



BYWATER HERRING

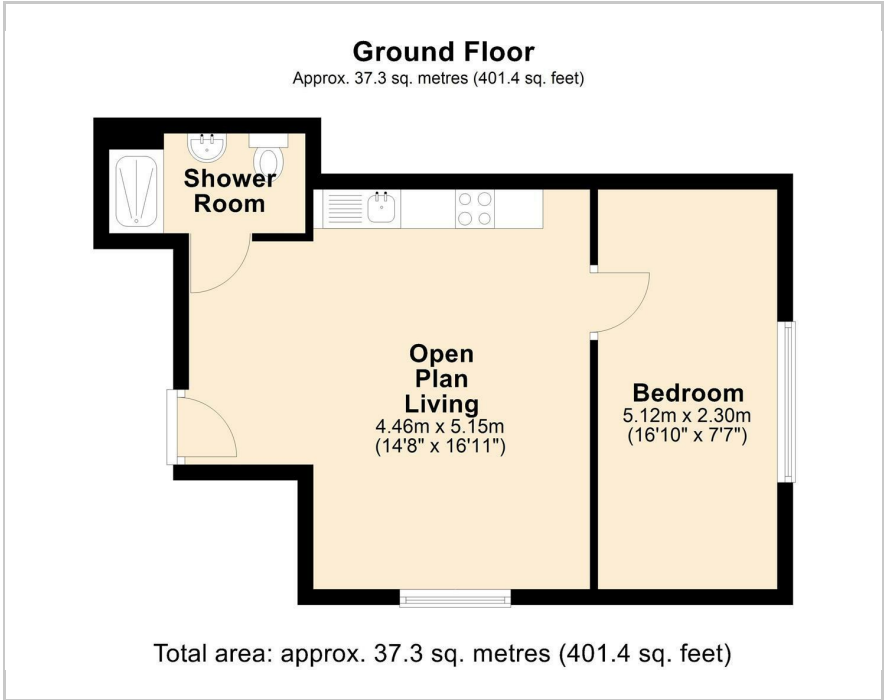
SALES & LETTINGS

- A TRADITION OF TRUST -

Spinney Lane, Irthlingborough
Offers Over £125,000



Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Accommodation

- Ground floor flat that's calm, compact and completely brand new
- Cleverly designed layout offering comfort, privacy and simplicity
- Move-in ready with fresh paint, untouched fittings and smart finishes
- Easy access with no stairs and a quiet position
- Just steps from Irthlingborough High Street for daily essentials and cafés
- Walking, nature and calm spaces close by at Stanwick Lakes
- Rushden Lakes nearby for shopping, leisure and relaxing days out
- Ideal for someone starting again or looking to downsize in style
- A quiet, low-maintenance space that's entirely yours



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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	