



BYWATER HERRING
SALES & LETTINGS
— A TRADITION OF TRUST —

TO LET

Spinney Lane Irthlingborough
£900



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

Sometimes A Little Space Is All You Need - Especially When It's This New, This Neat And This Handy For The High Street. Sometimes, less really is more. This one-bed flat proves it - with a clever layout, no stairs.

THE PROPERTY

This simple flat is brand new, so no peeling paint, no old carpets and no need to renovate or re-do.

Just freshly finished spaces, untouched appliances and a front door that's never had anyone else's name on it.

Inside, it's all smart simplicity. An open-plan living area with a smart modern kitchen, a separate bedroom and a sleek, never-used shower room.

Perfect for one. And being on the ground floor makes life that little bit easier too.

And with the High Street just around the corner, you've got everything from coffee to chemists within walking distance.

Rushden Lakes is a 7-minute drive for shops, cinema and nature walks.

And if you need to head further out, Wellingborough station gets you to London in under an hour.

There's bike storage out back.

Being brand new also means you get the full 10 year NHBC warranty for added peace of mind.

So if you're after a clean start, somewhere calm and easy to run – this little place might be just enough.

Call 01933 427742 to arrange a viewing.

Ground Floor

Approx. 37.3 sq. metres (401.4 sq. feet)



Total area: approx. 37.3 sq. metres (401.4 sq. feet)

