



**BYWATER HERRING**

SALES & LETTINGS

- A TRADITION OF TRUST -

Joan Pyel Close, Irthlingborough  
Offers In The Region Of £240,000





Floor Plan




Area Map



Accommodation

- Peacefully positioned second-to-last on a quiet cul-de-sac in the Pinetrees estate
- Just a few steps from the Irthlingborough Lakes & Meadows walking trails
- Spacious lounge leading to a separate dining room with French doors to the garden
- Modern, manageable kitchen with potential to open into the dining room
- Two double bedrooms plus a versatile third – perfect for hobbies, work or guests
- Family bathroom with a clean, classic finish
- Driveway parking and a wooden garage/shed ideal for storage or tinkering
- Enclosed back garden with space for potting, planting or simply putting your feet up
- Chain-free, freehold and ready when you are
- A 25 minute to the local shops, and just minutes by car or bus to Rushden Lakes and Wellingborough



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(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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