



BYWATER HERRING
SALES & LETTINGS
— A TRADITION OF TRUST —



TO LET

Spinney Lane Irthlingborough
£900

- Perfect first step onto the ladder with no service charges to worry about
- Open-plan living and kitchen space designed for modern lifestyles
- Smart layout that's easy to furnish and ideal for solo living
- Seven-minute drive to Rushden Lakes for shops, cinema and cafés
- Top floor position means no one living above and extra peace and quiet
- Freshly finished bathroom with a clean, contemporary feel
- Just off the High Street with everything you need within walking distance
- One of four flats in the building so act fast to secure your own

Flat Shares Are Great - Until They're Not. Here's your get-out plan, all brand new and box-fresh. No dodgy mould, no bathroom queues and no sharing the fridge. Just your name on the deeds and your pizza in the brand new oven!

THE PROPERTY

This first floor one-bed flat is brand new from top to bottom. Fresh paint. Spotless floors. A kitchen that's never seen burnt toast and a bathroom where you'll be the first to hang a towel.

Inside, you've got a smart, compact layout that actually works. A light-filled open-plan living space, a proper bedroom and a stylish shower room that's never seen anyone naked!

It's one of just four flats in the building and as it's on the top floor there's no one above you clomping around in boots at 11pm.

The location is spot on. You're just off Irthlingborough High Street, so cafés, shops and takeaways are all close by. And there's secure bike storage if you need it.

Rushden Lakes is seven minutes away for cinema nights and retail therapy. Wellingborough station's a short drive or bus ride, with trains to London in under an hour.

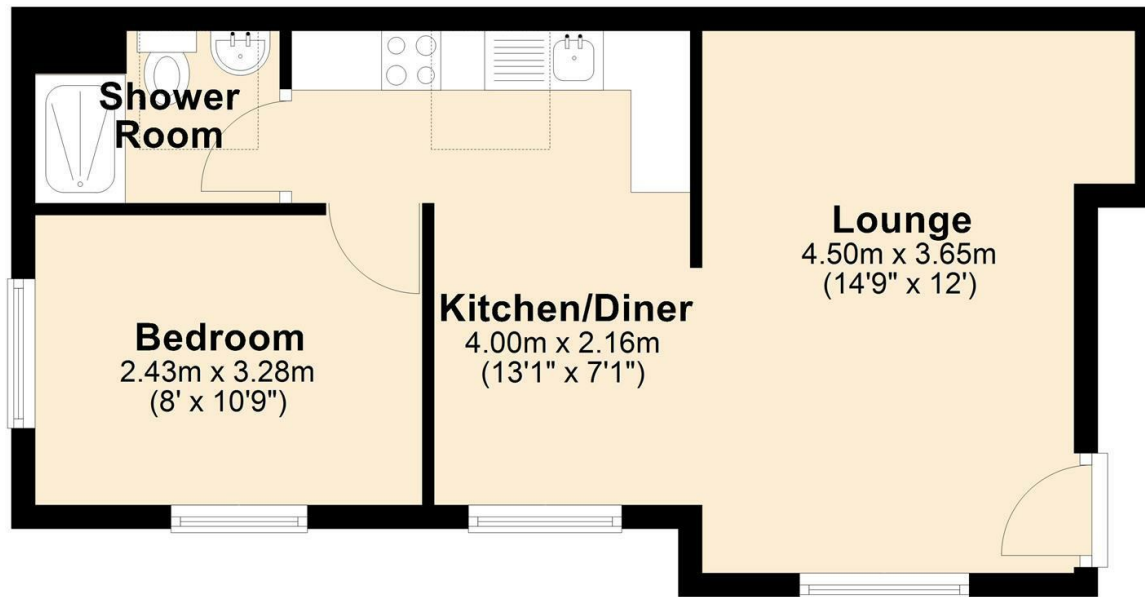
Being brand new also means you get the full 10 year NHBC warranty for added peace of mind.

If you're ready to stop renting, start building equity and finally have a home you don't need permission to paint, this one's ready when you are.

Thinking of calling it yours? Call 01933 427742 to arrange a viewing and claim your own space - before someone else beats you to it.

Disclaimer:
Please note that all images used are computer-generated (CGI) and for illustrative purposes only. They may not accurately reflect the final appearance, specification, fixtures or fittings of the property. Floorplans are provided for guidance only and may be subject to

Top Floor Approx. 37.3 sq. metres (401.0 sq. feet)



Total area: approx. 37.3 sq. metres (401.0 sq. feet)

