



BYWATER HERRING

SALES & LETTINGS

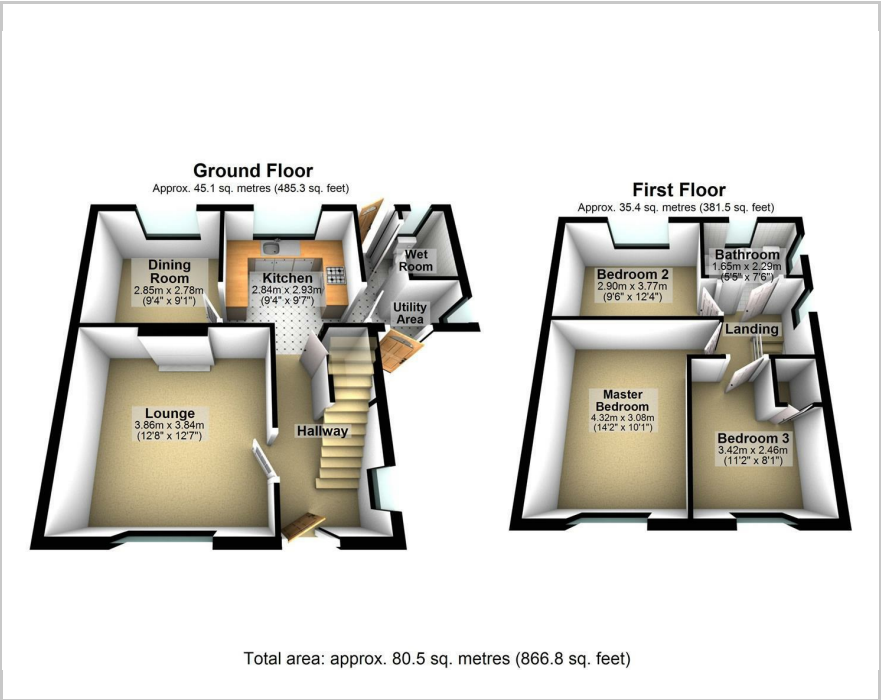
- A TRADITION OF TRUST -



High Street, Irthlingborough
Offers In The Region Of £250,000



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

42 High Street, Irthlingborough, Northamptonshire, NN9 5TN
Tel: 01933 427742 Email: ask@bywaterherring.co.uk <https://www.bywaterherring.co.uk>

Accommodation

- High Street address with hillside privacy and a large corner plot offering plenty of space and future potential
- Three good-sized bedrooms including a king-size master, a double and a single with built-in storage
- Modern fitted kitchen with scope to open into the dining room for sociable open-plan living
- Bright and comfortable lounge plus a dining room that looks out onto the garden
- Downstairs wet room and a separate upstairs bathroom
- Handy utility area with access to both the front and back gardens
- Wraparound front garden and a smaller enclosed back garden that's perfect for pets or playtime
- Gravel drive with space for three cars
- Walk to local schools in under 6 minutes
- Just minutes from shops, Stanwick Lakes and Rushden Lakes with fast trains from Wellingborough to London in under an hour



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	