



**BYWATER HERRING**

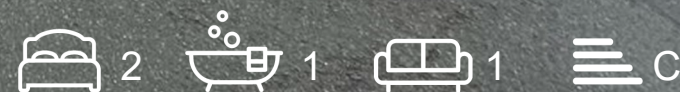
SALES & LETTINGS

- A TRADITION OF TRUST -



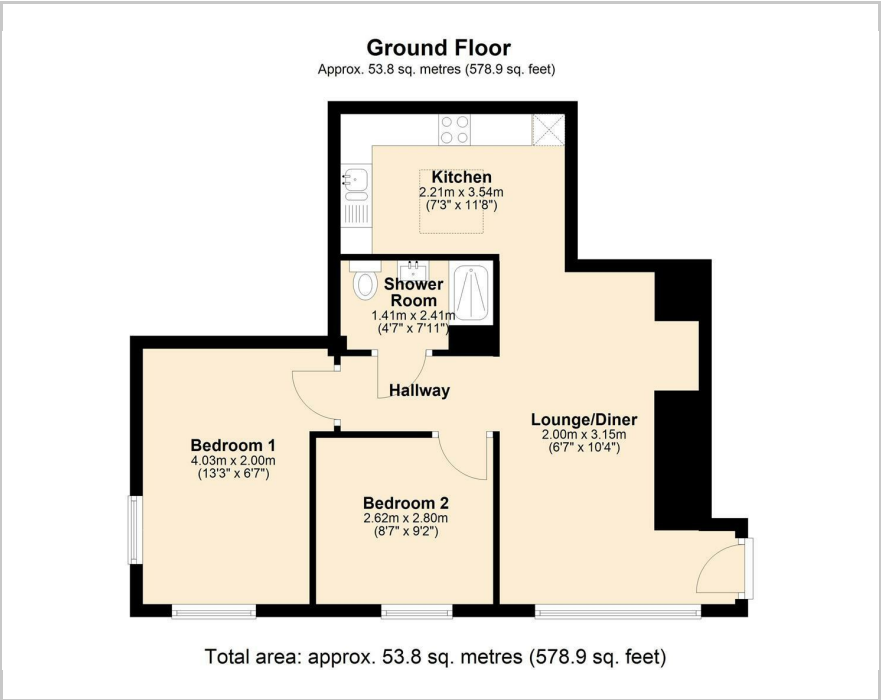
Spinney Lane, Irthlingborough

Offers Over £145,000





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

- Be the first to live here with everything brand new and ready to go
- Two bedrooms offering space for work-from-home, guests or growing into
- Light-filled open-plan living and kitchen space that's easy to furnish
- High-spec finish with clean modern design and smart layout
- Prime ground floor position with no stairs and easy access
- Just off the High Street with shops, cafés and takeaways around the corner
- Rushden Lakes and Stanwick Lakes just a short drive for weekends out
- Ideal for couples starting out or downsizing without compromise
- One of only four new flats in the building - so be quick!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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	