



**HENDERSON
CONNELLAN**

ESTATE AGENTS

“Timeless Treasure”

Discover the perfect balance between character and contemporary in this recently renovated and conveniently located three-bedroom semi-detached property, which is offered for sale with NO CHAIN.



High Street,
Irthlingborough,
NN9 5RA



Property Highlights

Situated in a desirable part of Irthlingborough, this three-bedroom semi-detached Home is within a stones throw of the town centre and Wellingborough Railway Station is under a 10 minute drive away, with fantastic commuter rail links to London. The A45 and A6 are easily accessible, and Rushden Lakes is just a few minutes' drive away.

Offered for sale with NO CHAIN.

Entrance through the uPVC and glass front door leads into the generously sized Entrance Hall with access into the principal accommodation and stairs rising to the first floor.

Modern and contemporary Kitchen with dual aspect windows, luxury vinyl flooring, fitted eye and base level units topped with a rolltop work surface, stainless steel sink and draining board and integrated appliances to include a high-level oven with a four-ring electric hob and modern extractor fan. There is also access to a downstairs WC, a generously sized Utility Area with a uPVC, and glass door leading out to the Garden. Please note, freestanding appliances are not included in the sale.

Separate Dining Room exudes character and charm with its exposed timber floorboards, original timber door and gorgeous bay window, which also flaunts a stain glass design.

Well-proportioned Living Room, benefitting from a continuation of the wooden floorboards, original timber door, and window to the rear elevation.

The stairs rise to the first-floor Landing which is naturally light from dual aspect windows and provides access to three Bedrooms, and a contemporary family Bathroom.

Three Bedrooms, two of which are double in size, and all benefitting from new quality carpets, natural light from the windows and original timber doors.

Contemporary Bathroom, finished to a high standard, comprising of patterned vinyl flooring, a window to the front elevation, a useful mirrored storage cabinet and a three-piece suite to include a low-level WC, pedestal wash hand basin and a panel enclosed bath with shower over.



Property Highlights

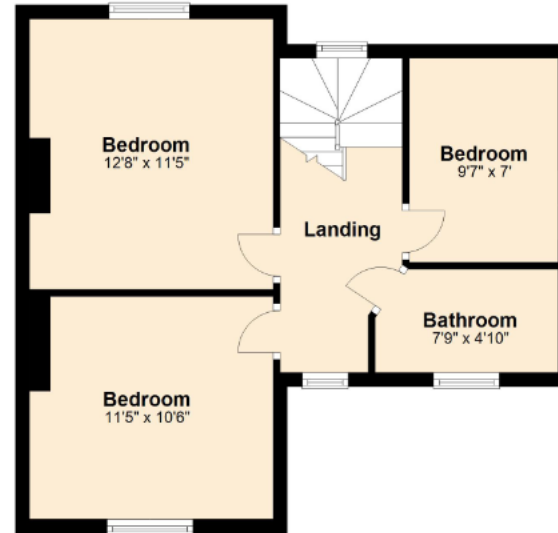
The Property occupies an established position on the street and has a good degree of kerb appeal from its generously sized, enclosed front garden, setting it back from the road. Access to the front door can be acquired via the front or the side of the property through iron gates and a picket fence encloses the neat frontage.

The Rear Garden features a paved patio area, ideal for entertaining and a hard standing path leads up the Garden to a generously sized area of lawn with an array of mature and established shrubs and bushes.

Ground Floor



First Floor



Total Area Measurements (Approx.)

916.8 sqft / 85.17 sqm



*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.

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