

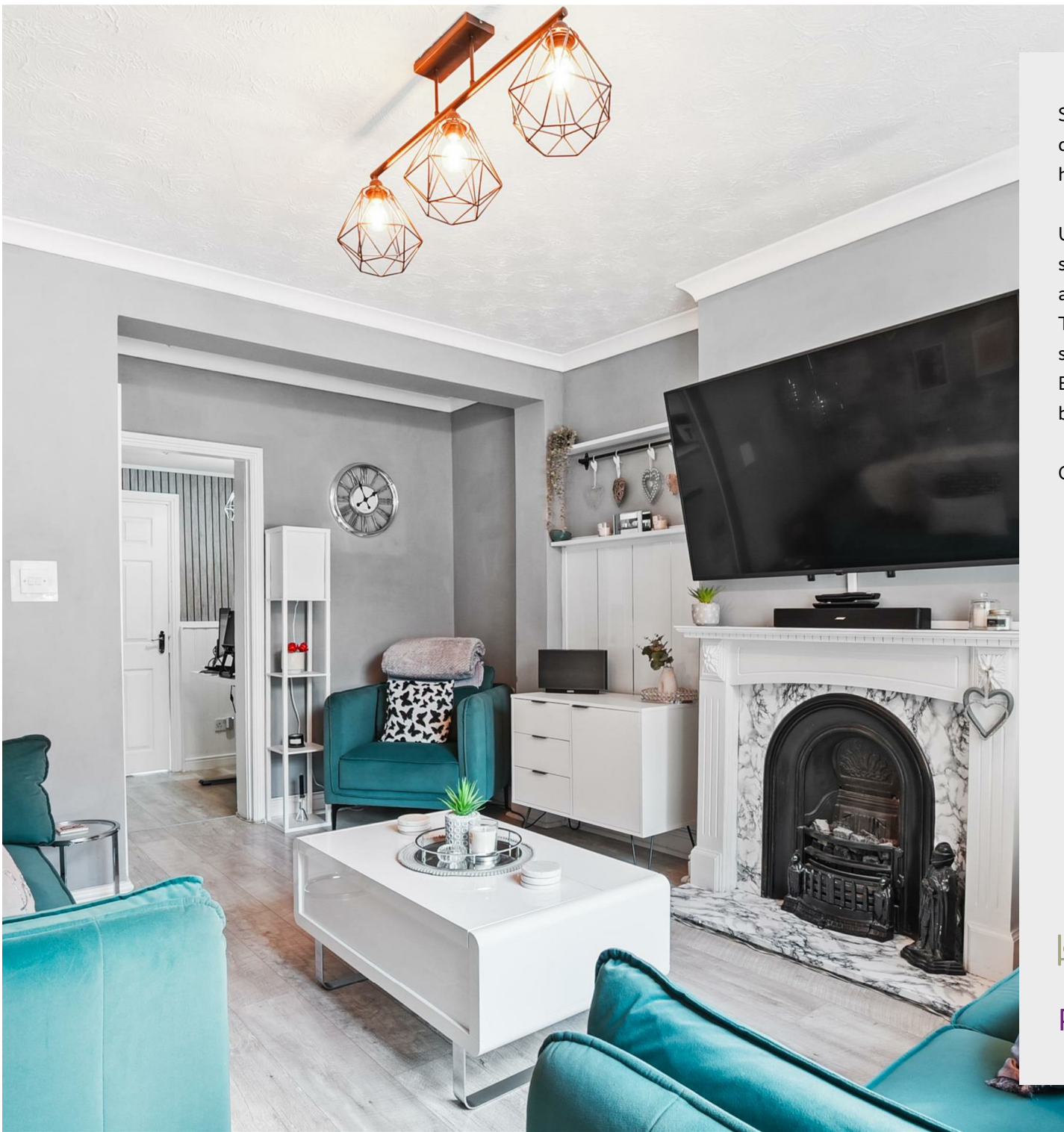


73 Irthlingborough Road  
Wellingborough, NN9 5EJ



**Simpson & Partners**





Situated in the heart of Finedon is this immaculate double fronted two/ three bedroom semi detached home.

Upon entering you will find a large living room, separate dining room, refitted kitchen, sunroom, study and an extra reception room overlooking the garden. To the first floor are two large double bedrooms and a separate refitted family bathroom with storage. Externally is an impressive and private garden that has been landscaped to help with maintenance.

Call today to view this beautiful home!

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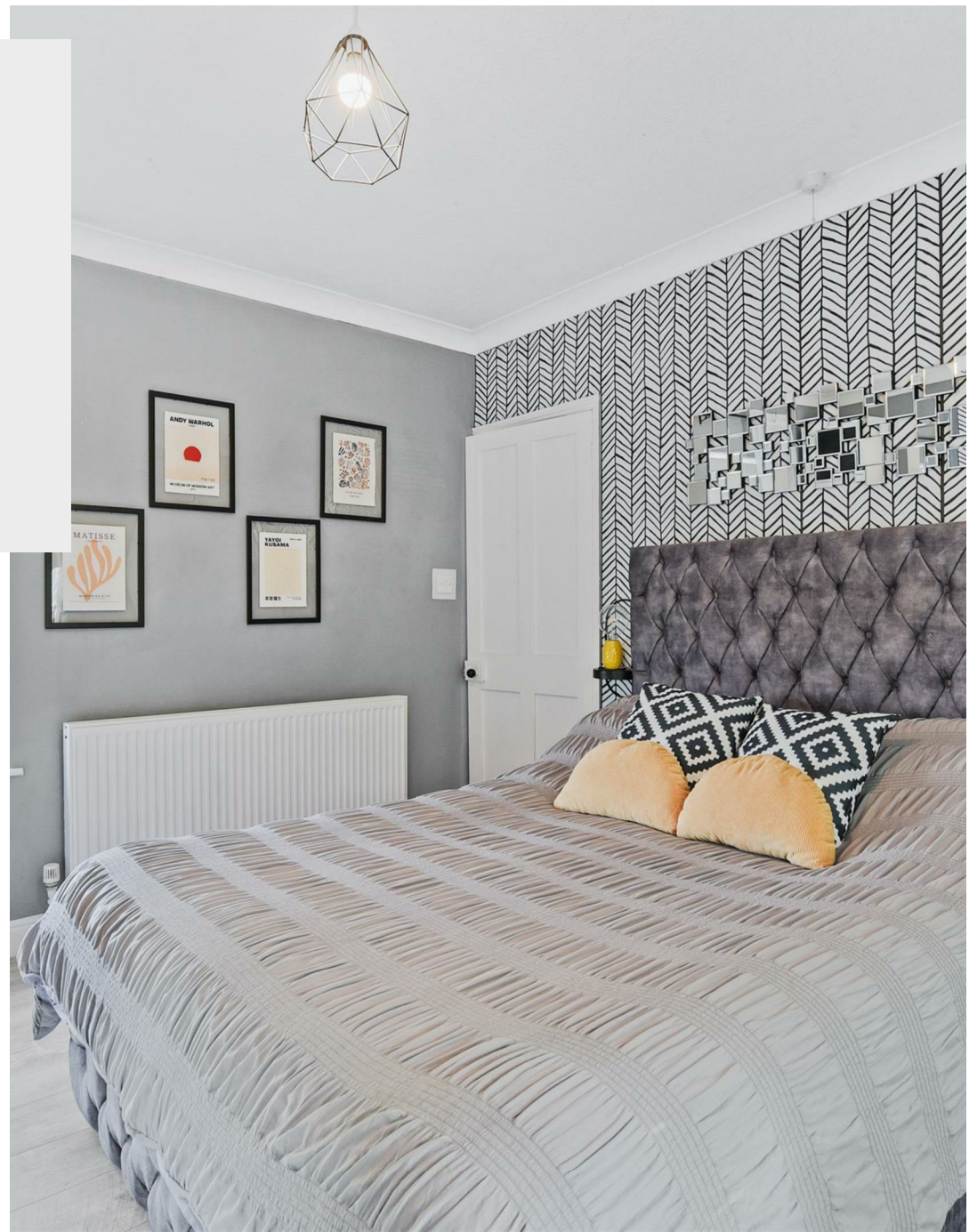
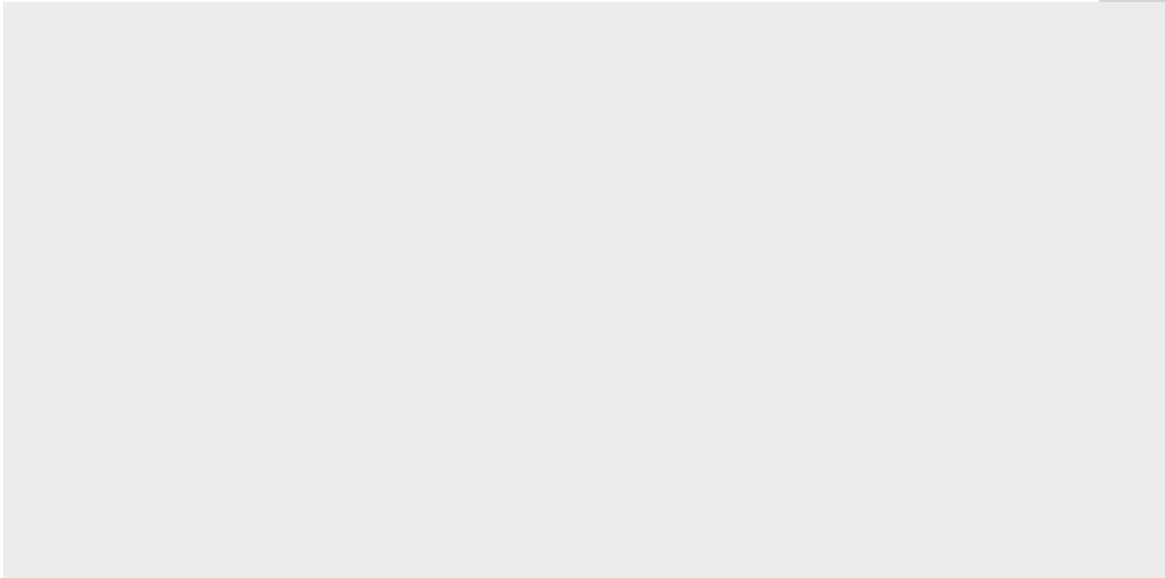
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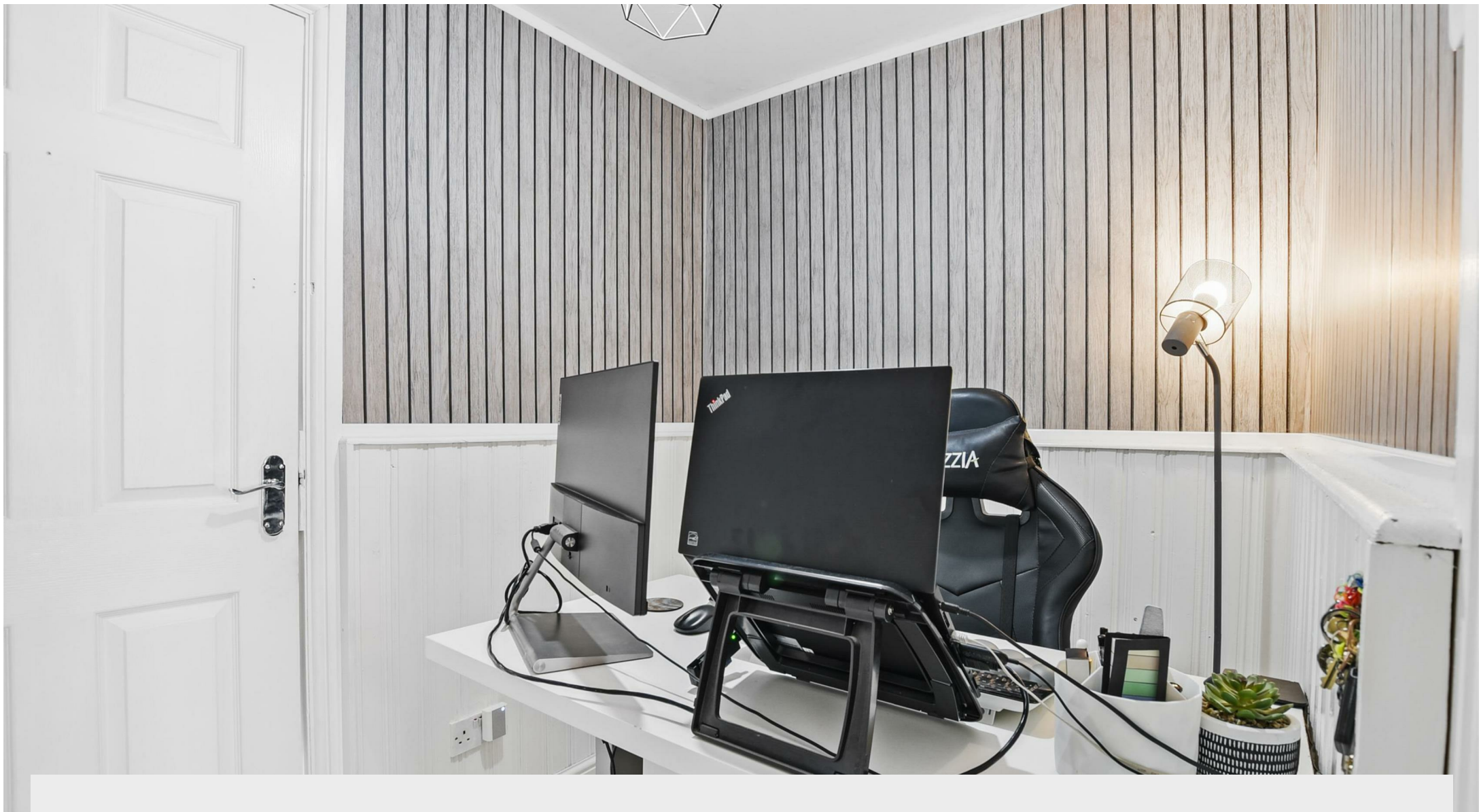
Price £240,000



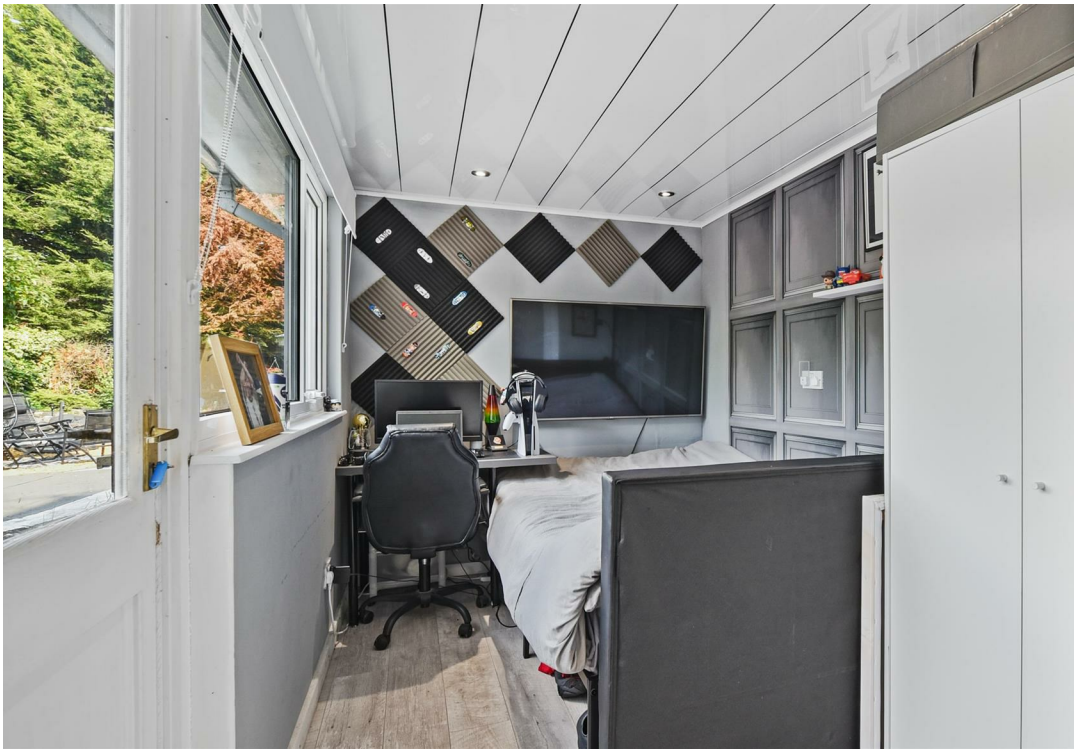






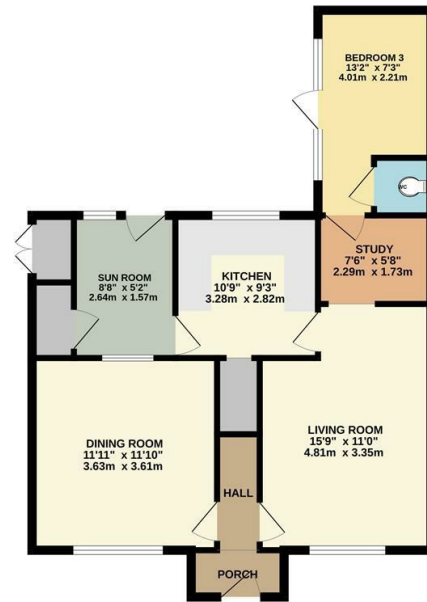








GROUND FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA - 1060 sq.ft. (98.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.  
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### Energy Efficiency Rating

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



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