

**Mike
Neville**
ESTATE AGENTS



3 Harrington Road, Irthlingborough, Northamptonshire, NN9 5GP

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Offers in excess of £300,000 Freehold

Welcome to Harrington Road, Irthlingborough, where this modern semi-detached townhouse awaits you. Boasting three spacious bedrooms, two bathrooms and two reception rooms, this property offers ample space for comfortable living. Situated fronting on to Finedon Road, yet set back and overlooking designated wooded greenery, therefore providing a rarely available, edge of estate location. As you step inside, you'll be greeted by a stylish interior that seamlessly blends modern design with functionality. The property features a dressing room, perfect for keeping your wardrobe organised, and a converted garage that can serve as a versatile space to suit your needs ie annexe potential, someone working from home etc. Also, externally, offering a private landscaped rear garden with summer house. This property offers the perfect combination of modern living and convenience - don't miss the opportunity to make this home your own - contact us to view!

- **Sought After Residential Area**

- **Walking Distance To Three Local Schools, For All Age Groups**

- **Utility Room**

- **Private, Landscaped Rear Garden, With Summer House**

- **Two Off Road Parking Spaces On Your Own Driveway, Directly Adjacent To The House**

- **Fantastic Road Links**

- **Large Master Bedroom With Dressing Room And En-Suite**

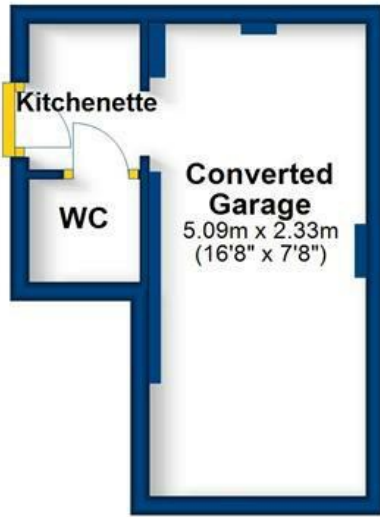
- **Ground Floor Cloakroom / WC**

- **Converted Garage (Perfect Annexe Or Business Space)**

- **Energy Efficiency Rating - C80**

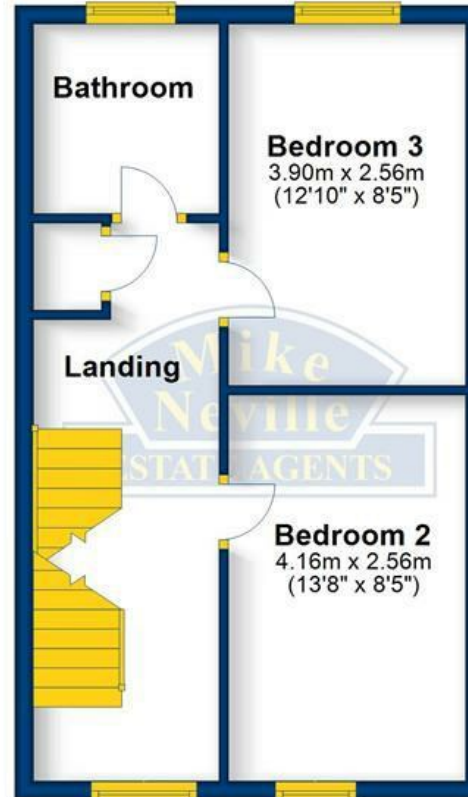
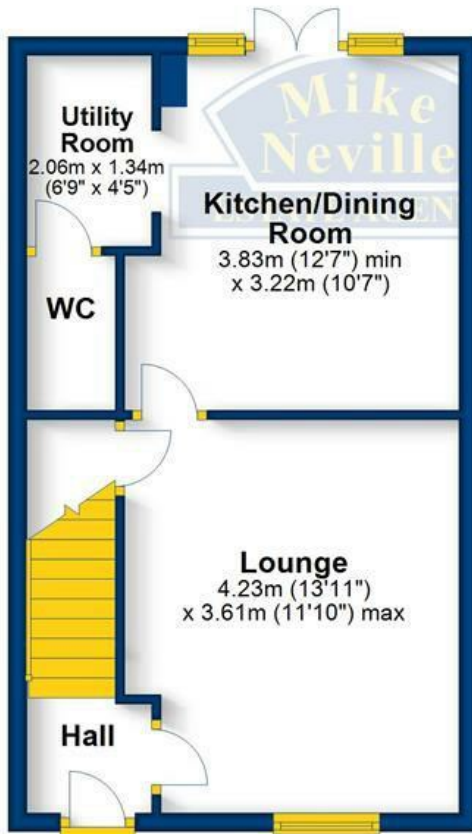
Ground Floor

Main area: approx. 38.0 sq. metres (409.2 sq. feet)
Plus garage, approx. 15.5 sq. metres (166.7 sq. feet)



First Floor

Approx. 38.0 sq. metres (409.2 sq. feet)



Second Floor

Approx. 27.1 sq. metres (291.7 sq. feet)



Main area: Approx. 103.1 sq. metres (1110.1 sq. feet)

Plus garage, approx. 15.5 sq. metres (166.7 sq. feet)

Location

Harrington Road can be found off Finedon Road. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Energy Rating

Energy Efficiency Rating - C80

Certificate number - 0963-0200-9504-9412-1410

Council Tax Band

C

N.B - Solar panels

One to the front elevation, one to the rear, providing solar water heating, which will aid with lowering utility bills.

Accommodation

Ground Floor

Hall

Lounge 13'11" x 11'10" (4.23m x 3.61m)

Maximum measurement. Useful under stairs cupboard.

Kitchen / Dining Room 12'7" x 10'7" (3.83m x 3.22m)

Minimum measurement, plus recess. Space and plumbing for dishwasher. Electric oven. Ceramic hob. Fridge. Freezer.

Utility Room 6'9" x 4'5" (2.06m x 1.34m)

Wall mounted gas fired boiler.

Ground Floor Cloakroom / WC

First Floor

Landing

Airing cupboard housing hot water cylinder and solar panel equipment.

Bathroom / WC

Bedroom 2 13'8" x 8'5" (4.16m x 2.56m)

Bedroom 3 12'10" x 8'5" (3.90m x 2.56m)

Second Floor

Landing

Bedroom 1 13'7" x 11'7" (4.14m x 3.54m)

Minimum measurement, plus shallow bay window. Loft access.

Dressing Area

Four fitted wardrobes.

En-suite Shower Room / WC

Outside

Front

Driveway approach. Side gate to rear garden.

Converted Garage 16'8" x 7'7" - main room - maximum measurement (5.09m x 2.33m - main room - maximum measurement)

Comprising main room, kitchenette and cloaks/WC.

Up and over door to front retained. Power and light connected.

Kitchenette

Door from garden. Door to Cloaks/WC. Opening to main room.

Cloaks / WC

Rear Garden

Fully enclosed and landscaped. Area beyond the garage also.

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.















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