



1 Gates Close

Irthlingborough, Northamptonshire NN9 5EF



Simpson & Partners





Stunning individual three bedroom detached home situated in an exclusive cul-de-sac the heart of the town of Irthlingborough. Set on a former farm site this individual home has been constructed using the original reclaimed bricks and beams giving the property many character features to include exposed oak beams to vaulted ceiling in the living room, exposed brick fireplace and lovely arched window features and ceilings throughout. Set on a good sized plot with ample off road parking, double garage and private rear garden. Just a short walk into the town centre to all amenities and countryside walks on your doorstep. Enter the property into the spacious, light and airy hallway with curved ornated ceiling and coving, tiled flooring and doors to: part integral garage, double doors to stunning living room with vaulted ceiling and sky light, exposed beams, picture rail, wood flooring, feature brick fireplace housing wood burning stove and two sets of patio doors leading to the good sized conservatory having views over the rear garden. Separate dining room with wood flooring and French doors to rear garden, kitchen/breakfast room fitted with bespoke units and inset aga with brick surround and shelving above, parquet flooring, space and plumbing for dishwasher. Three good sized bedrooms with the master affording en-suite shower room and built in storage, bedroom two has built in storage and family bathroom fitted with a four piece suite comprising of bath, double shower, wash hand basin and wc. To the front of the property is a block paved driveway providing ample off road parking leading to part integral double garage. The front garden is laid to lawn with structural tree and shrub planting and gated access to rear. The rear garden offers a private aspect with patio, lawn and mature trees and planting and pergola. Viewing is highly recommended to appreciate this beautiful family home.

🛏 3

🚿 2

🚗 2

Price £450,000







Irthlingborough is a small town offering many amenities to include shops, cafe's, restaurants, schooling, doctors and country walks situated on the edge of the town. The new Rushden Lakes development is 10 minutes drive offering many recreational facilities and shops and restaurants, along with river walks.







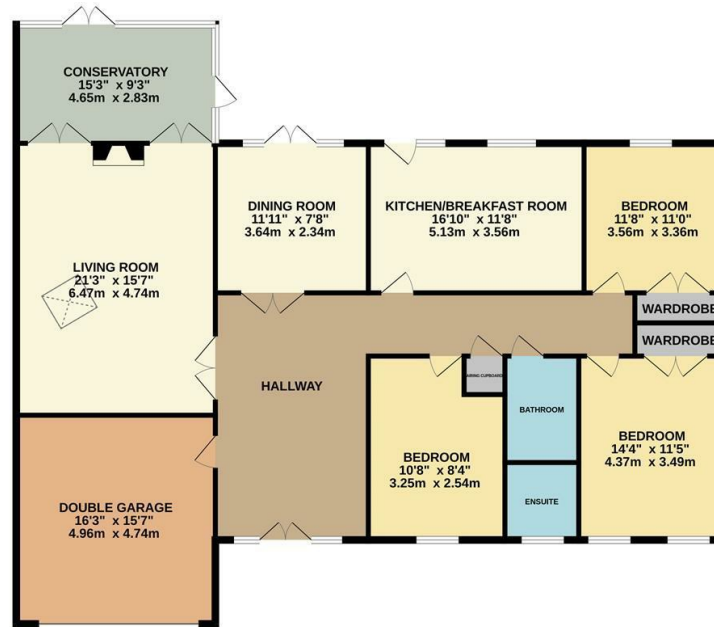
Wellingborough train station is approximately 15 minutes drive giving access to London St Pancras in under an hour. The major road network links of the A6, A45 leading to the M1 are also close by.







GROUND FLOOR  
1953 sq.ft. (181.5 sq.m.) approx.



TOTAL FLOOR AREA - 1953 sq.ft. (181.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and the guarantee as to their operability can be given. Made with HARPRAK 10/2011



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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