



106 Addington Road
Irthlingborough, Northants NN9 5UP



Simpson & Partners



Design to impress. This extended and much improved, split level semi detached bungalow boasts spacious versatile living accommodation with a stunning master bedroom having large balcony overlooking the rear garden and fields beyond. The bungalow is set over three levels taking advantage of the views. Situated on the edge of the town of Irthlingborough with countryside walks on your doorstep and a short walk into the centre where you will find many amenities to include shops, schooling, etc. Boasting ample off road parking to the front and lovely private rear garden with open field views. The good sized lounge/dining room is set to the front with lovely bay window and feature fireplace, further window to dining area and stairs rising to the first floor, double doors lead through to rear hallway with access to three bedrooms, bathroom and study. The master bedroom boasts large balcony/terrace with stunning open views, bedroom two is set to the rear with dual aspect and views over the rear garden, family bathroom fitted with a modern three piece suite and study with access to rear lobby. Rear lobby leads to bedroom three having dual aspect and stairs lead down to a versatile garden room/office with utility room and ample storage and double doors leading out to the patio area. Access to the first floor is via the lounge./dining room, leading up to good sized room currently used as a craft room with sky lights and ample storage, door leads through to bedroom four with two sky lights and window to side and built in storage. The rear garden is a particular feature of the property with patio area set immediately to the rear of the property, steps leading down to lawn area planted with mature trees and shrubs, to the rear is a further seating/patio area with brick BBQ and summer house making this an ideal entertaining space. viewing is highly recommended to appreciate this lovely home.

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Price £375,000

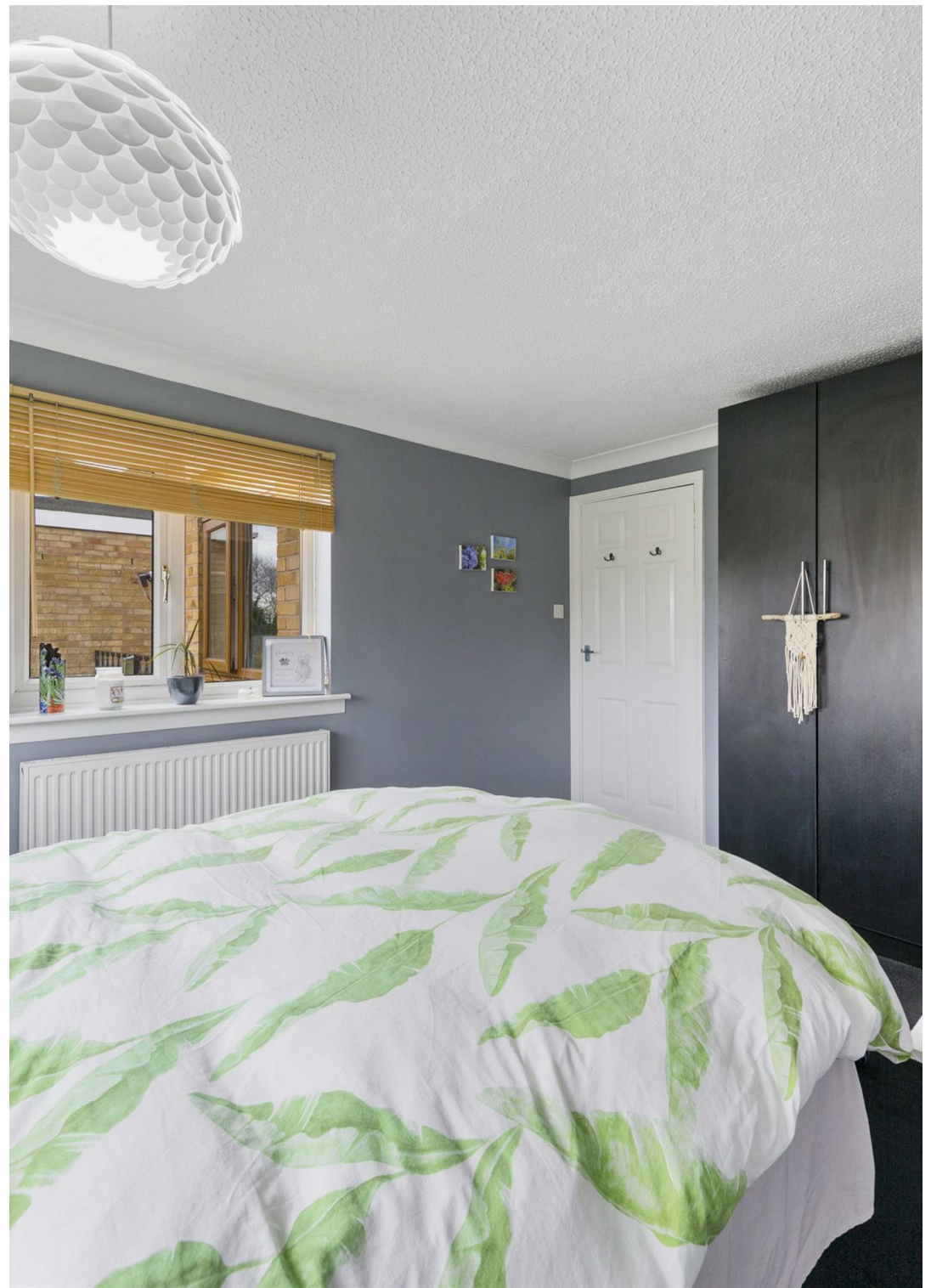


Irthlingborough is a small town offering many amenities to include shops, cafe's, restaurants, schooling, doctors and country walks situated on the edge of the town.

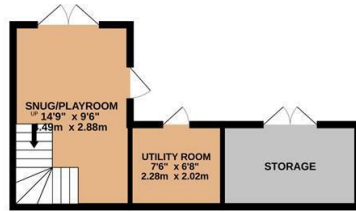




The new Rushden Lakes development is 10 minutes drive offering many recreational facilities and shops and restaurants, along with river walks. Wellingborough train station is approximately 15 minutes drive giving access to London St Pancras in under an hour. The major road network links of the A6, A45 leading to the M1 are also close by.



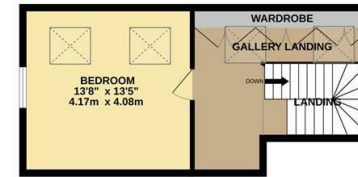
LOWER GROUND FLOOR
262 sq.ft. (24.3 sq.m.) approx.



GROUND FLOOR
1052 sq.ft. (97.7 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 1667 sq.ft. (154.8 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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