



14 Evensford Walk

Irthlingborough, Northants NN9 5PD



Simpson & Partners



Stunning link detached home which has been remodelled from a four bedroom to provide three bedrooms with en-suite. Set on a good sized plot in a quiet cul-de-sac that leads onto meadow land providing countryside walks, but also close to shops and amenities in the town. Further benefits include ample off road parking to the front with single garage and lovely private rear garden. Enter the property into the hallway with stairs rising to the first floor and doors to: cloakroom, study with window to front, lounge/dining room with bay window to front and patio doors to the rear. Lovely kitchen/breakfast room fitted with ample storage and breakfast bar area, range cooker with extractor fitted over, integrated dishwasher, fridge/freezer and washing machine, door to rear garden. To the first floor are three good sized bedrooms with built in storage, the master affording en-suite shower room which is fitted with vanity storage incorporating wash hand basin and wc, corner shower cubicle. Family bathroom fitted with a three piece suite comprising P-shaped bath, vanity sink unit and low level wc, tiled walls. Externally to the front is a large block paved driveway providing ample off road parking, single garage with up and over door, gated access leads to the rear garden. The rear garden offers a private aspect with patio area set immediately to the rear of the house, with steps leading up to a lawn area, decking to the rear, large timber shed, enclosed with timber fencing and brick walling. Viewing is highly recommended to appreciate the plot, location and interior of this lovely family home.

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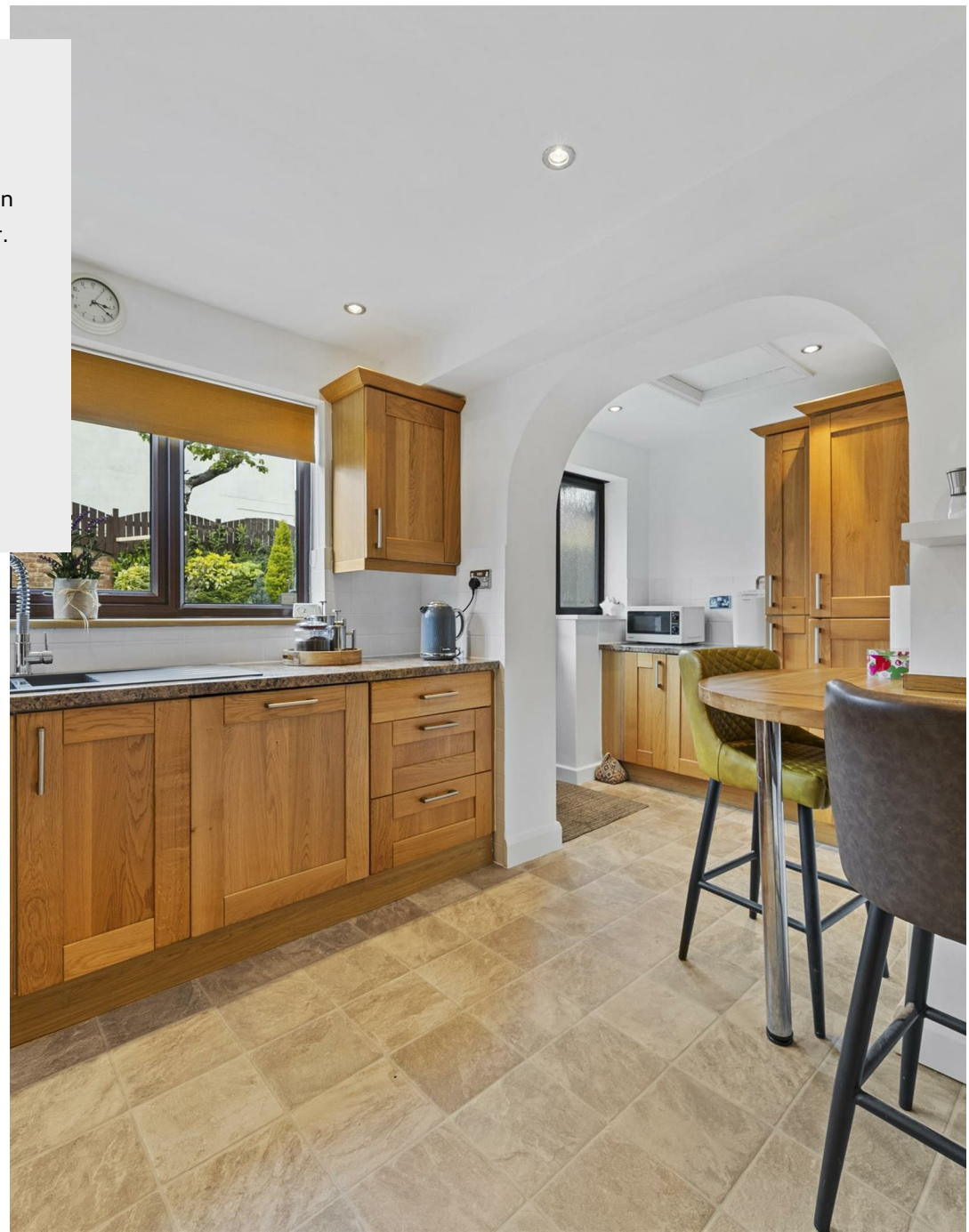
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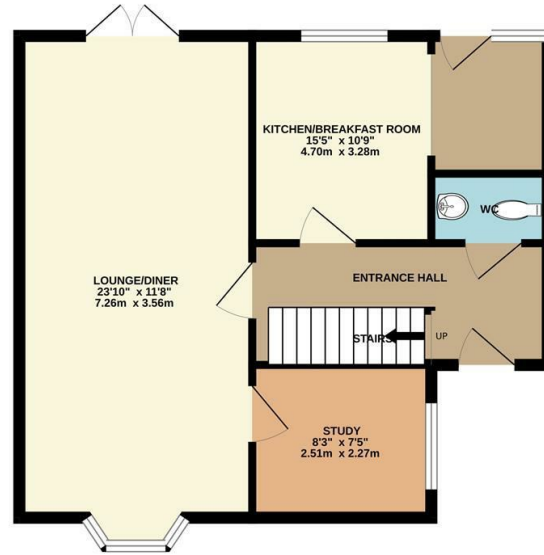
Price £355,000



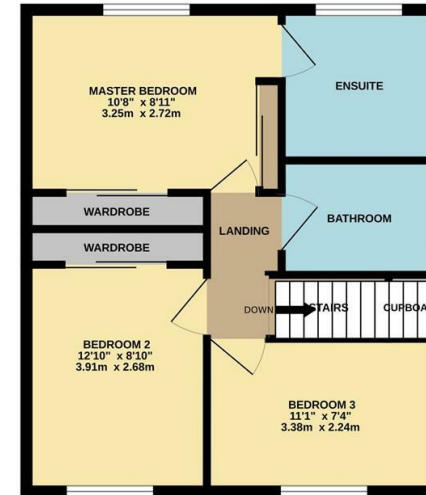
Irthlingborough is a small town offering many amenities to include shops, cafe's, restaurants, schooling, doctors and country walks situated on the edge of the town. The new Rushden Lakes development is 10 minutes drive offering many recreational facilities and shops and restaurants, along with river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



1ST FLOOR



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	72	
(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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