



9 Wardens Lane

Irthlingborough, Northants NN9 5GT



Simpson & Partners



Extended and interior to impress! This well presented, semi detached home is situated in the sought after town of Irthlingborough with countryside walks and shops a short walk away. The current owners have extended the property to provide sun room and have converted the garage into playroom/family room offering flexible living accommodation. Further benefits include en-suite to master, off road parking and enclosed garden. Enter the property into the hallway with stairs rising to the first floor and door to: living room with window to front and useful understairs cupboard, door leads through to the open plan kitchen/dining room with utility area and downstairs cloakroom off and opening through to sun room set to the rear which in turn leads through to playroom/family room. The kitchen is fitted with ample storage to include built in eye level oven, hob with extractor over, tiled flooring, open through to sun room having patio doors to rear and sky lights to ceiling flooding the room with natural light. Useful utility area leads from the kitchen having space and plumbing for white goods, continuation of flooring and units, door to cloakroom. The garage has been converted to provide family/playroom with window to rear. To the first floor are three bedrooms with two benefitting from built in storage and the master affording en-suite shower room, fully tiled family bathroom fitted with a three piece suite comprising of bath with shower over, sink and low level wc. Externally to the side is driveway providing ample off road parking, pathway to front door. The rear garden is enclosed with timber fencing, laid to lawn with decking area, shrub borders and patio area. Viewing is highly recommended to appreciate the interior of this family home.

 3

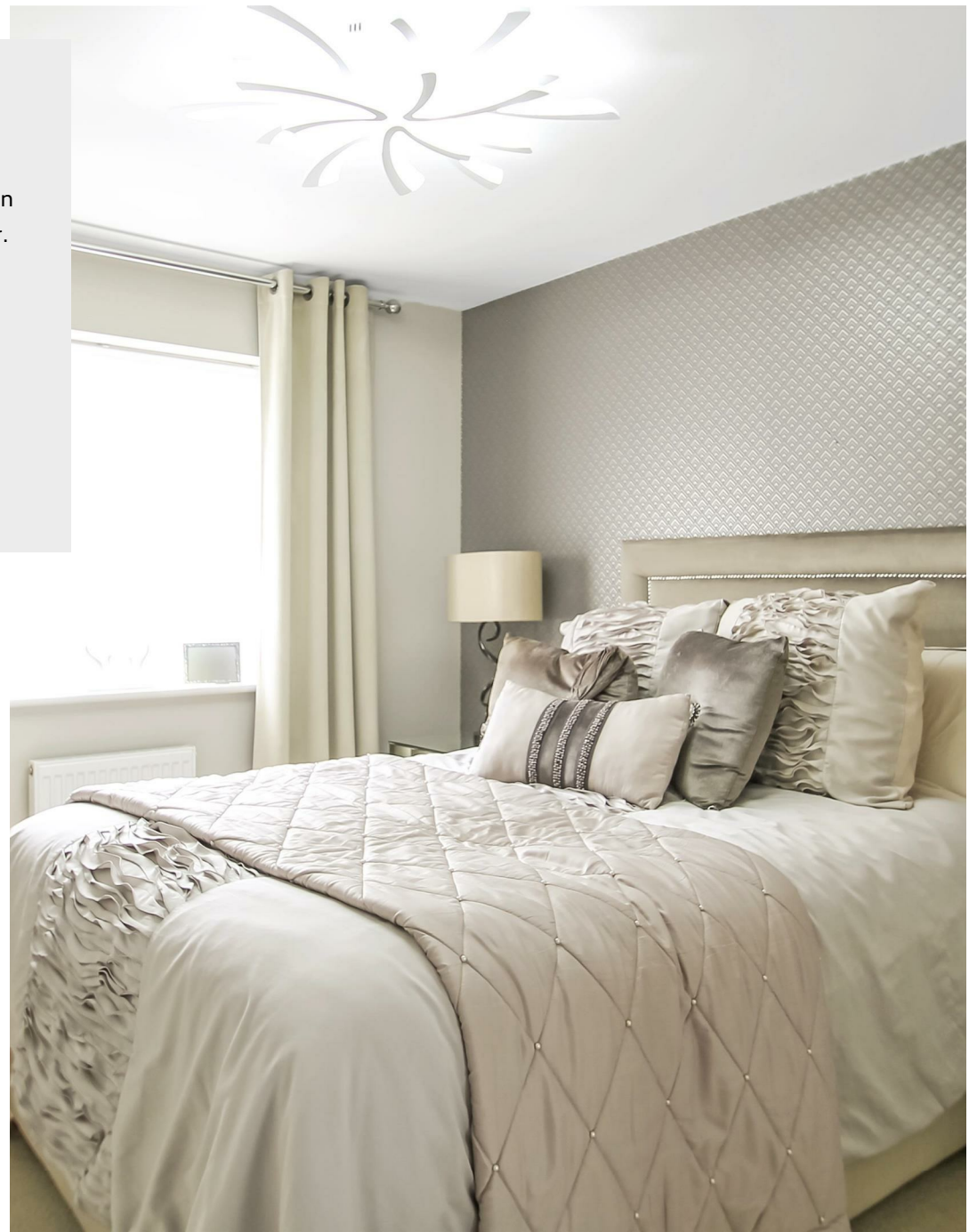
 2

 2

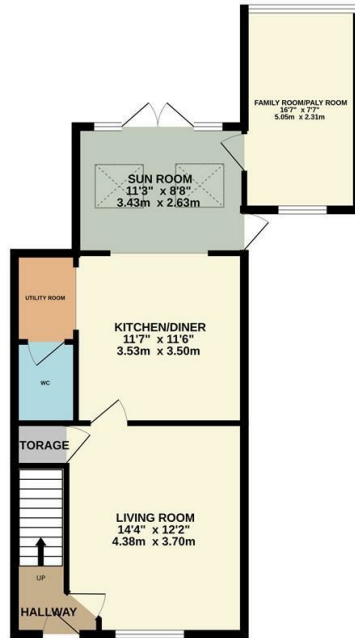
Price £265,000



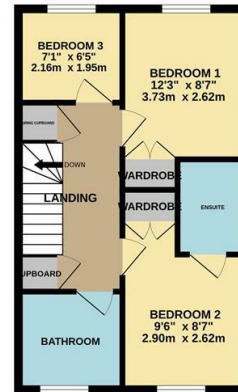
Irthlingborough is a small town offering many amenities to include shops, cafe's, restaurants, schooling, doctors and country walks situated on the edge of the town. The new Rushden Lakes development is 10 minutes drive offering many recreational facilities and shops and restaurants, along with river 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
612 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.

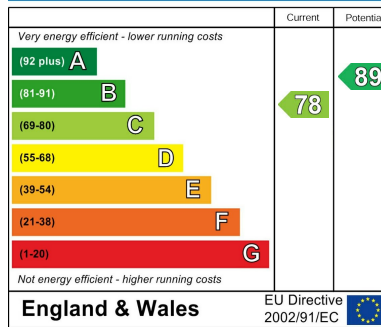


TOTAL FLOOR AREA: 1019 sq.ft. (94.7 sq.m.) approx.

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.
Made with Metreplan 12/2014



Energy Efficiency Rating



When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Partners**

Making Every
Journey Personal



01832 731222

thrapston@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

43-45 High Street, Thrapston, Northants, NN14 4JJ