



26 Fernmoor Drive
Irthlingborough, Northants NN9 5TL



Simpson & Partners



Interior and plot to impress! This beautifully presented four bedroom detached home boasts larger than average plot with landscaped garden, ample off road parking and garage. Situated in the heart of the town within walking distance to all amenities and countryside walks on your doorstep. The vendors have updated the property throughout to provide refitted kitchen, bathroom and en-suite. A particular feature is the landscaped rear garden providing decking areas, patio and lawn with mature tree and planting. Enter the property into the hallway with stairs rising to the first floor and doors to: cloakroom, living room with feature limestone fireplace fitted with electric fire and French doors leading out to the rear garden, dining/family room with bay window to the front and double doors leading through to the living room. Dual aspect kitchen/breakfast/dining room fitted with ample storage, granite work surfaces and built in appliances to include oven, hob and extractor, integrated fridge, freezer, dishwasher and washing machine, breakfast bar and tiled flooring. To the first floor are four bedrooms with built in storage to three bedrooms and the master affording modern en-suite shower room and further family bathroom fitted with a three piece suite with shower over the bath. Externally to the front is a block paved driveway leading to a single garage and gated access to the rear. The rear garden offers a private westerly aspect and boasts decking set immediately to the rear with pergola over and steps down to a patio area, mature planting, lawn area and timber shed, all enclosed with timber fencing and brick walling. Viewing is highly recommended to appreciate the location and interior of this family home.



4



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2

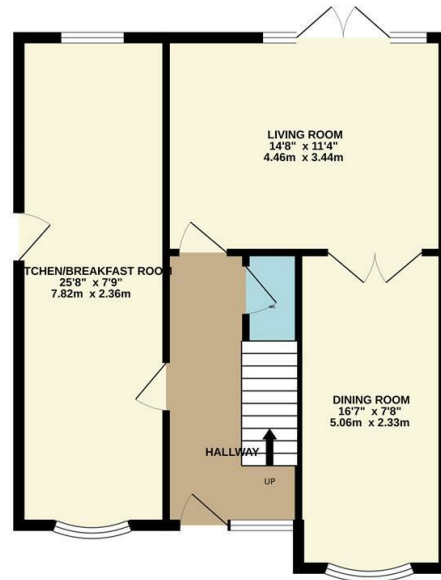
Offers In Excess Of £350,000



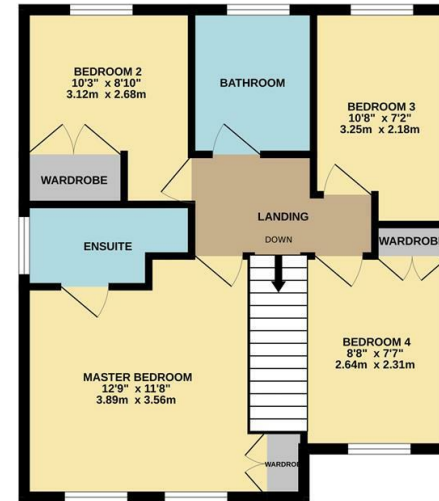
Irthlingborough is a small town offering many amenities to include shops, cafe's, restaurants, schooling, doctors and country walks situated on the edge of the town. The new Rushden Lakes development is 10 minutes drive offering many recreational facilities and shops and restaurants, along with river walks. Good road links to A45/A6 leading to M1/M6.



GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.

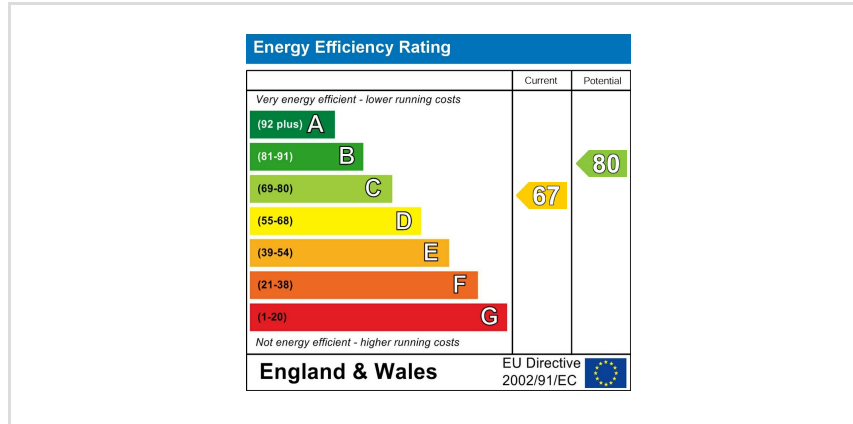


1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA: 1148 sq.ft. (106.7 sq.m.) approx.

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