



144 Victoria Street

Irthlingborough, Northants NN9 5RG



Simpson & Partners



Period Perfection. This charming three bedroom property is a perfect example of a beautifully appointed period property which has undergone a major refurbishment programme by the current owners. Boasting a wealth of charm and character with contemporary kitchen and bathroom and private rear garden. Further benefits include new roof, new boiler, insulated loft and insulated ground floor walls and flooring to the kitchen and dining room. Situated on a corner plot in the heart of the sought after town of Irthlingborough with countryside walks on your door step and a short walk to all amenities available. Enter the property into the living room with feature fireplace and two large picture windows flooding the room with natural light, original cupboard and steps lead up to the dining room. Dining room has window to rear, fireplace and stairs rising to the first floor, door to utility cupboard with space and plumbing for washing machine/tumble dryer, opening through to : stunning refitted kitchen with modern units and built in appliances to include eye level oven, hob with extractor over, exposed brick wall and door through to downstairs wc. To the first floor are three bedrooms with original cast iron fireplaces and lovely contemporary bathroom suite fitted with a four piece suite comprising bath, low level wc, wash hand basin and walk in shower with overhead shower. Externally to the front is a small courtyard enclosed with dwarf brick wall and to the rear is a private courtyard area laid to slate with raised bed and new timber fencing. Further garden area is currently being landscaped, mainly laid to lawn and enclosed with timber fencing, offering a private aspect. Offered with no chain viewing is highly recommended to appreciate the finish on the stunning home.

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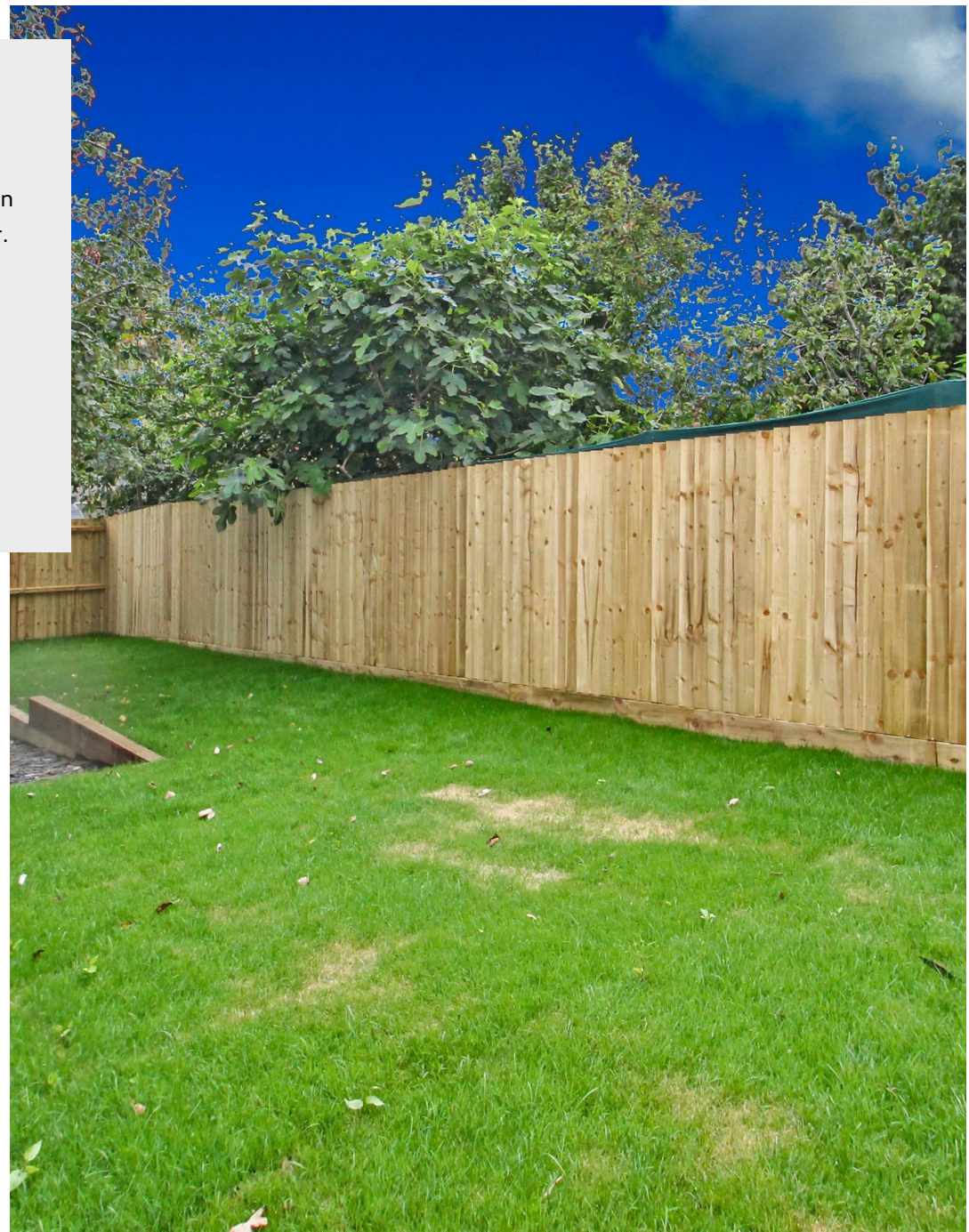
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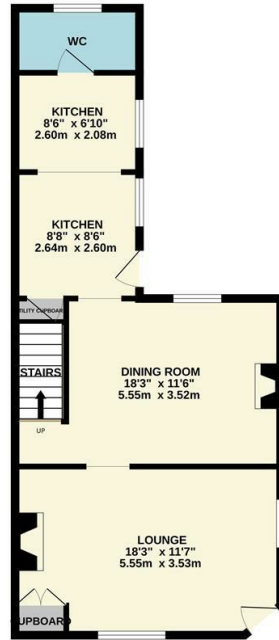
Price £249,995



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.



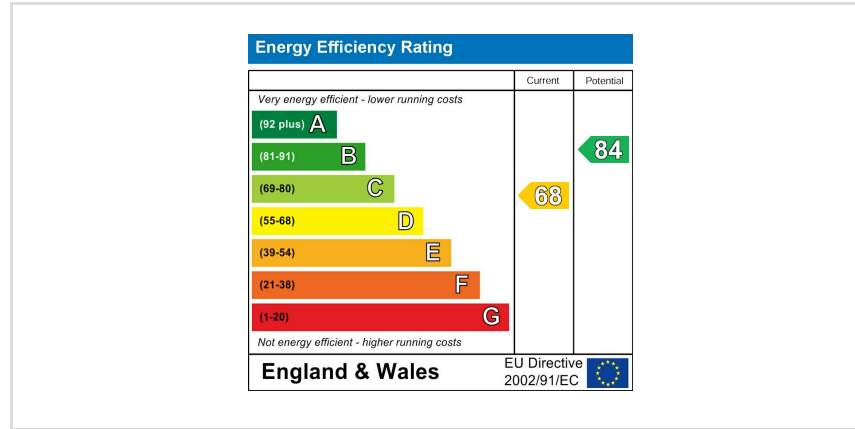
GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 1071 sq.ft. (99.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of areas, setbacks, lines and area 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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