

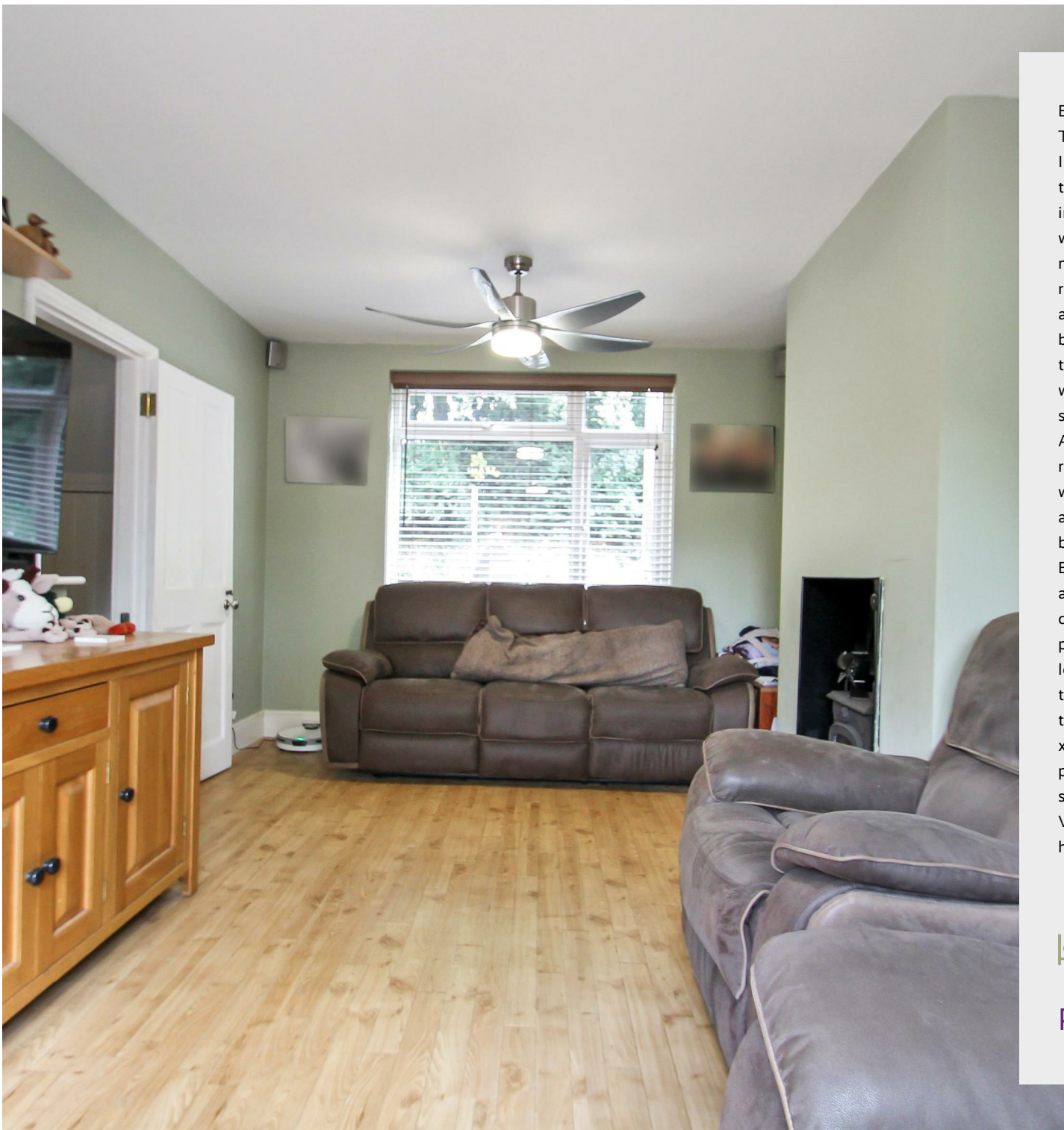


72 Wellingborough Road  
Irthlingborough, Northants NN9 5RF



**Simpson & Partners**





Exceptional large plot with ample parking and outbuildings. This extended semi detached home is situated in the heart of Irthlingborough within walking distance to all amenities in the town and countryside walks on your doorstep. Further benefits include 80ft rear garden, oversized garage, workshop and store with extensive off road parking for numerous vehicles, large master bedroom with dressing room and en-suite and utility room with cloakroom to the ground floor. This well presented and spacious accommodation is set across two floors and boasts: entrance hall with stairs rising to the first floor and doors to: living room offering dual aspect and feature fireplace with wood burning stove, L-shaped kitchen/dining room with ample storage units, space and plumbing for white goods and large American fridge/freezer, space for range cooker, door to utility room. Utility room is set to the rear with space and plumbing for washing machine and door to cloakroom/wc. To the first floor are three double bedrooms with family bathroom and master bedroom boasting walk-in wardrobe and en-suite shower room. Externally to the front is a wall enclosed garden with gated access, planted with shrubs. To the side is a large block paved driveway giving access to the rear garden. The rear garden is a particular feature of the property with block paved patio, steps lead up to the lawn with gravel border and mature planting, timber shed measuring 14'6 x 7'8. From the rear garden is access to extensive driveway accessed via private gates measuring 90' x 36' with double width car port providing ample off road parking. Oversized garage 19'7 x 13'1 with door to further storage/workshop 11'3 x 8' and further small store 8'7 x 7'9. Viewing is highly recommended to appreciate what is on offer here.

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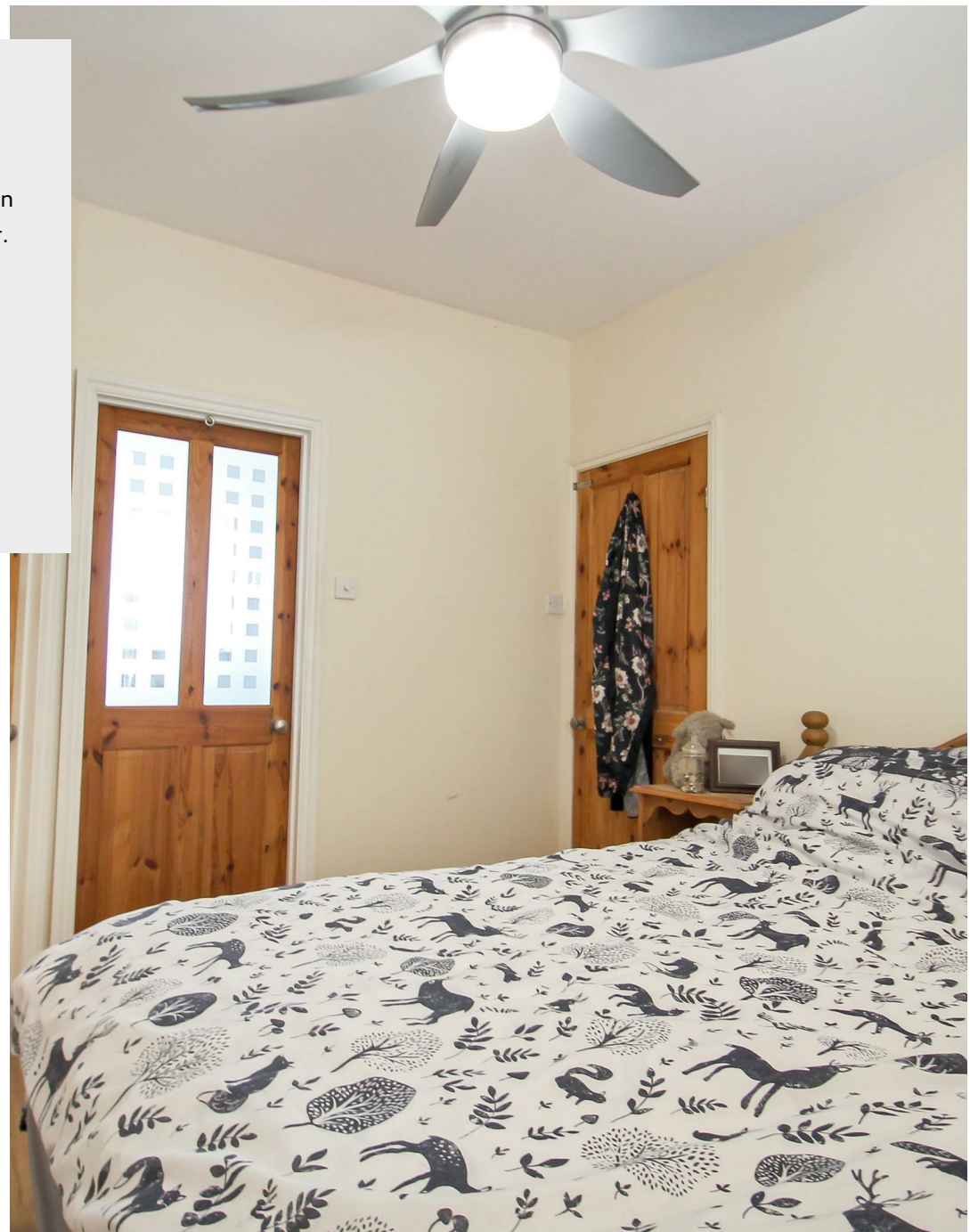
Price £355,000







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  
881 sq.ft. (81.9 sq.m.) approx.



1ST FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 1437 sq.ft. (133.5 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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