



2 Gates Close

Irthlingborough, Northants NN9 5EF



**Simpson & Partners**



Tucked away in a quiet cul-de-sac. This lovely spacious detached bungalow is offered for sale in immaculate order throughout, boasting conservatory to the rear and double garage with ample off road parking. Situated in the heart of Irthlingborough with countryside walks on your doorstep and the amenities in the town a short walk away. Further benefits include private garden, refitted bathroom and en-suite and refitted kitchen with built in appliances. Enter the property into the hallway with doors to: kitchen/breakfast room having being refitted to provide ample storage units with integrated double eye level oven, hob with extractor over, integrated fridge/freezer and dishwasher, space and plumbing for washing machine and tumble dryer, door to garage. Separate dining room with window to side, living room set to the rear with feature reclaimed brick fireplace and double doors to conservatory. The conservatory overlooks the rear garden and boasts refitted glass roof and tiled flooring. Three double bedrooms all with built in wardrobes and the master boasting en-suite shower room, refitted family bathroom fitted with a three piece suite comprising vanity sink with storage, bath with shower over. Externally to the front is a block paved driveway providing ample off road parking leading to a double garage having power and light connected and remote controlled roller door, sink unit. The rear garden is enclosed with timber fencing and offers a private aspect, boasting, patio area, artificial lawn and well stocked raised borders, further workshop measuring 10'7 x 8'7 with power and light connected.

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Price £450,000



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  
1872 sq.ft. (173.9 sq.m.) approx.



TOTAL FLOOR AREA : 1872 sq.ft. (173.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of levels, windows, doors 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 02024



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Current rating: 71 (Green arrow pointing to C)  
Potential rating: 81 (Green arrow pointing to B)



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