



2 School Mews

Irthlingborough, Northants NN9 5FU



Simpson & Partners





NO UPWARD CHAIN Contemporary, spacious modern three double bedroom home situated in quiet cul-de-sac in the market town of Irthlingborough with countryside walks and local amenities a short walk away. Flexible living accommodation set over three floors boasting master bedroom to the top floor with en-suite facilities. Further benefits include off road parking and enclosed garden. Enter the property into the hallway with stairs rising to the first floor and door to: open plan kitchen/living area having patio doors to the rear garden and dual aspect windows. The kitchen/breakfast room is fitted with ample storage and built in appliances to include oven, hob and extractor fan, space and plumbing for white goods, opening through to living area, door to downstairs wc. To the first floor are two double bedrooms served by a modern family bathroom and stairs rising to the second floor with master bedroom affording en-suite shower room. Externally to the front there is allocated parking for two cars. The rear garden is enclosed with timber fencing having patio and lawn with timber shed. Viewing is highly recommended. EPC Rating B. Council Tax Band C.



3



2



1

Price £229,500





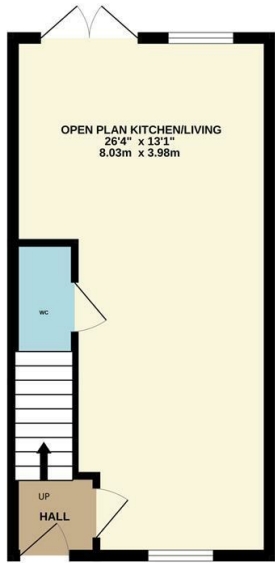


Irthlingborough is a small town offering many amenities to include shops, cafe's, restaurants, schooling, doctors and country walks situated on the edge of the town. The new Rushden Lakes development is 10 minutes drive offering many recreational facilities and shops and restaurants, along with river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

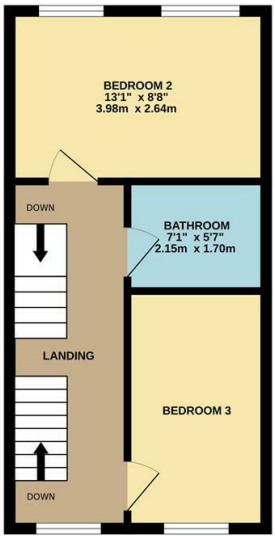


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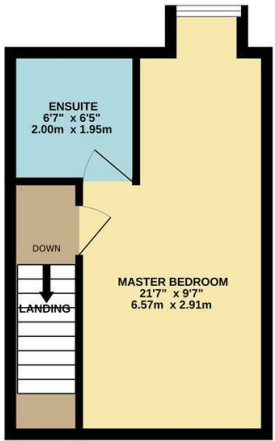
GROUND FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR  
344 sq.ft. (31.9 sq.m.) approx.



2ND FLOOR  
261 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.2 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 Metropix ©2025



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>85</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	





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