



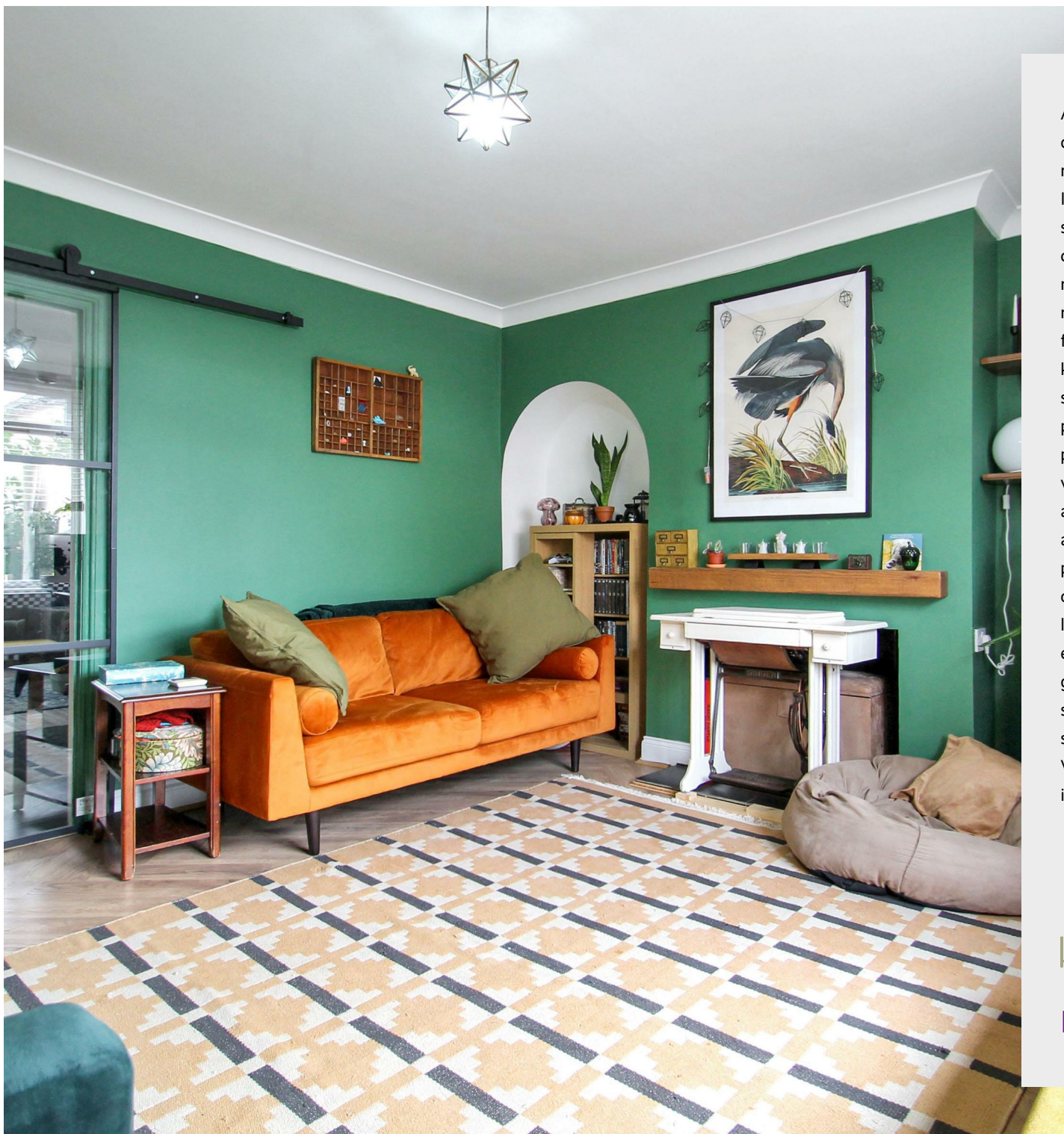
75 Allen Road

Irthlingborough, Northants NN9 5QX



**Simpson & Partners**





Attention First Time Buyers/Investors. Well presented semi detached home boasting enclosed garden with useful garden room/office. Situated in the heart of the town of Lrthlingborough with countryside walks on your doorstep and a short walk to all local amenities. Further benefits include conservatory with insulated roof, three bedrooms and two reception rooms. Enter the property into the hallway with stairs rising to the first floor and door to: living room with window to front, feature fireplace and sliding door to: kitchen/dining/family room. The kitchen comprises ample storage with built in oven, hob and extractor fan, space and plumbing for washing machine, space for table and chairs and patio doors leading out to the conservatory set to the rear with views over the garden. Family bathroom is on the ground floor and comprises bath with shower over, vanity wash hand basin and low level wc, door to useful understairs cupboard with power. To the first floor are three bedrooms, two double and one single, the loft is boarded and insulated with power and light connected. Externally to the front is dwarf brick wall enclosed garden and pathway with gated access to the rear garden. The rear garden offers a private aspect, with patio area set immediately to the rear of the conservatory and lawn, timber shed and further timber garden room ideal as office/craft room. Viewing is highly recommended to appreciate the location and interior of this lovely home. Council Tax Band B. EPC Rating D.

🛏 3

🚿 1

🛋 2

Price £225,000







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.



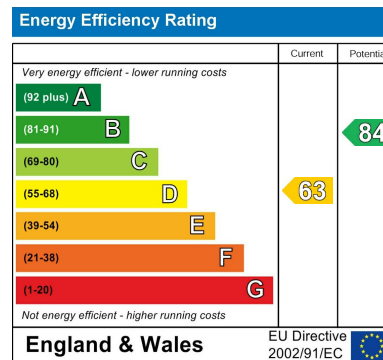
Simpson & Partners



TOTAL FLOOR AREA: 1070 sq ft (99.4 sq m) approx.

While 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 misstatement. 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 Hefmap 12/2023





When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
& Partners**

Making Every  
Journey Personal



01832 731222

[thrapston@simpsonandpartners.co.uk](mailto:thrapston@simpsonandpartners.co.uk)

<https://www.simpsonandpartners.co.uk/>

43-45 High Street, Thrapston, Northants, NN14 4JJ