



6 Ruby Close

Irthlingborough, Northants NN9 5GW



Simpson & Partners



Attention first time buyers/investors. This well presented semi detached home is situated on the edge of the town of Irthlingborough with countryside walks on your door step and a short walk to all amenities available in the town. Further benefits include allocated parking and enclosed garden. Enter the property into the hallway with stairs rising to the first floor and doors to: living room set to the front with tiled flooring, door leads through to inner lobby giving access to downstairs wc and through to kitchen/dining room set to the rear with French doors leading out to the rear garden. The kitchen is fitted with a range of wall and base units and built in appliances to include: oven, hob, extractor fan, fridge/freezer and washing machine, tiled flooring continues through from the lounge and rear lobby. To the first floor are three bedrooms served by a family bathroom fitted with a four piece suite. Externally to the front is allocated parking with electric car charging point, gated access to the rear garden. The rear garden is laid to lawn enclosed with timber fencing. Viewing is highly recommended. Council Tax Band B. EPC Rating B.

 3

 1

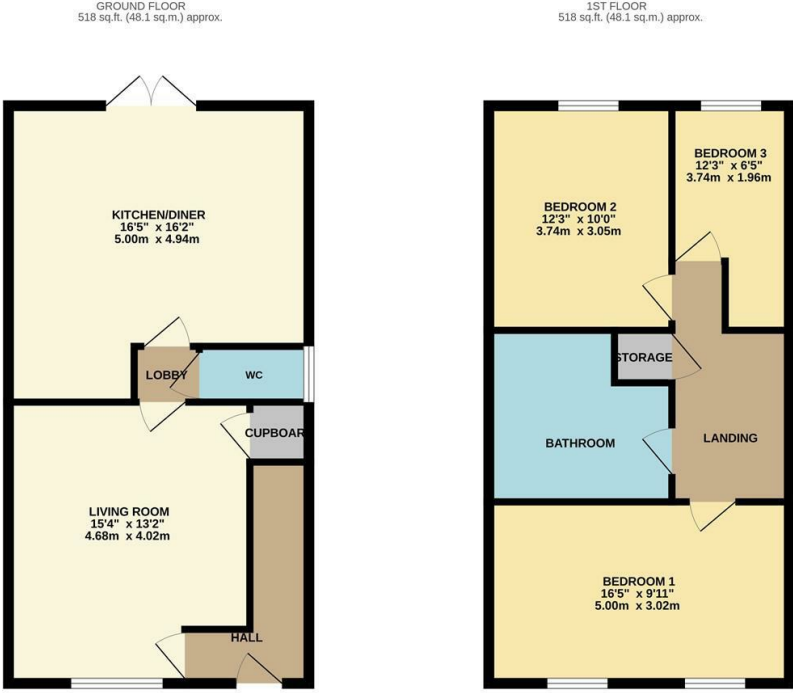
 1

Price £265,000



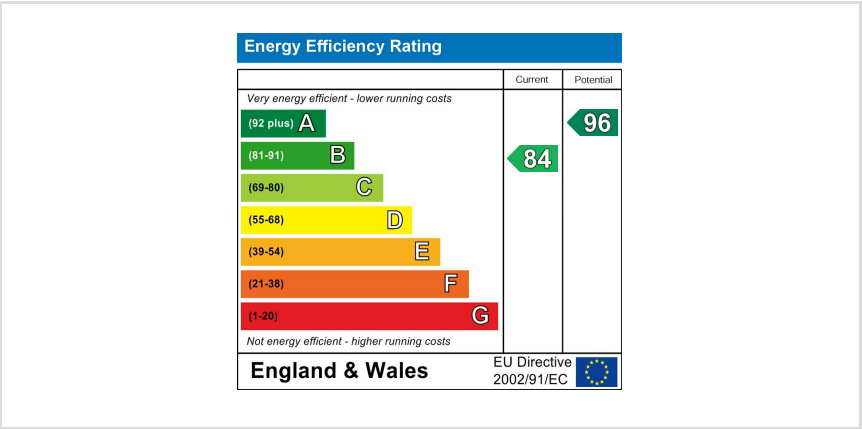
Irthlingborough is a small town offering many amenities to include shops, cafe's, restaurants, schooling, doctors and country walks situated on the edge of the town. The new Rushden Lakes development is 10 minutes drive offering many recreational facilities and shops and restaurants, along with river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





TOTAL FLOOR AREA : 1036 sq.ft. (96.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.
Made with Metropack ©2025.



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

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

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