



23 Thomas Flawn Road  
Irthlingborough, Northants NN9 5PA



**Simpson & Partners**





Corner plot with garage and ample off road parking. This four bedroom detached home is situated in the sought after town of Irthlingborough with many amenities a short walk away and countryside walks on your doorstep. Further benefits include a ground floor extension to the rear to provide a utility room/breakfast room, gas central heating and double glazing. Enter the property into the spacious hallway with stairs rising to the first floor and doors to: downstairs wc,, dual aspect living room with bay window to the front and patio doors to the rear garden, separate dining room opening through to modern kitchen fitted with a range of wall and base units, space and plumbing for washing machine and fridge, built in oven and archway opening through to useful utility room/breakfast room with door to the rear garden. To the first floor are four bedrooms and shower room. Externally the property sits on an elevated plot with lawn garden to the front and driveway to the side providing ample off road parking leading to a detached garage. The rear garden has patio area set immediately to the rear with pond and steps lead up the lawn area planted with mature shrubs and bushes, further patio area to the corner and enclosed with timber fencing. Viewing is highly recommended to appreciate this lovely home.



4



1



2

Price £260,000



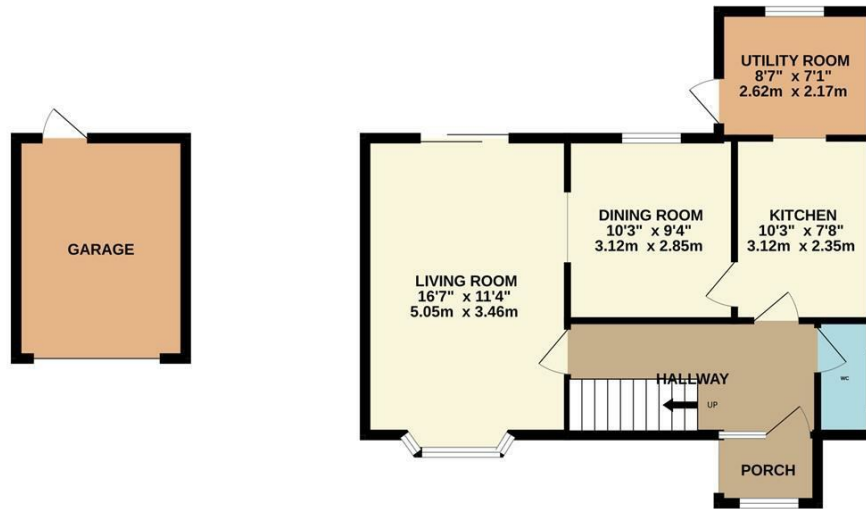




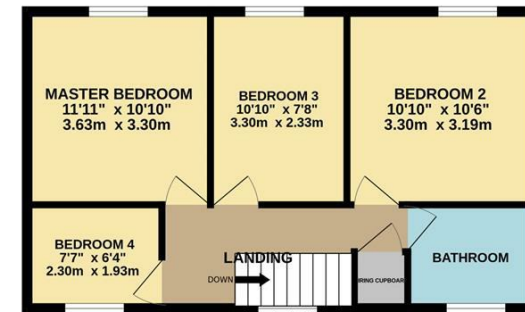
Irthlingborough is a small town offering many amenities to include shops, cafe's, restaurants, schooling, doctors and country walks situated on the edge of the town. The new Rushden Lakes development is 10 minutes drive offering many recreational facilities and shops and restaurants, along with river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



GROUND FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR  
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1151 sq.ft. (106.9 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	68	
(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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