



12 Elizabeth Way  
Irthlingborough, Northants NN9 5LE



**Simpson & Partners**



Sought after location on large corner plot with open views to the rear. This three bedroom detached home is situated in the heart of the town of Irthlingborough with countryside walks on your doorstep and a short walk into the town where you will find many amenities. Further benefits include off road parking, single garage and private garden with open field views. Enter the property into the hallway with stairs rising to the first floor and doors to: cloakroom, living room with feature fireplace and double doors leading through into the kitchen/dining room fitted with ample storage and built in oven, hob and extractor fan, space and plumbing for washing machine, patio doors lead out to the rear garden. To the first floor are three good sized bedrooms served by a family bathroom. The property sits on a generous corner plot with off road parking and single garage. The rear garden is East facing and backs onto open countryside giving a private aspect, with patio area to the rear and side, lawn and mature planting. Viewing is highly recommended to appreciate this lovely family home.

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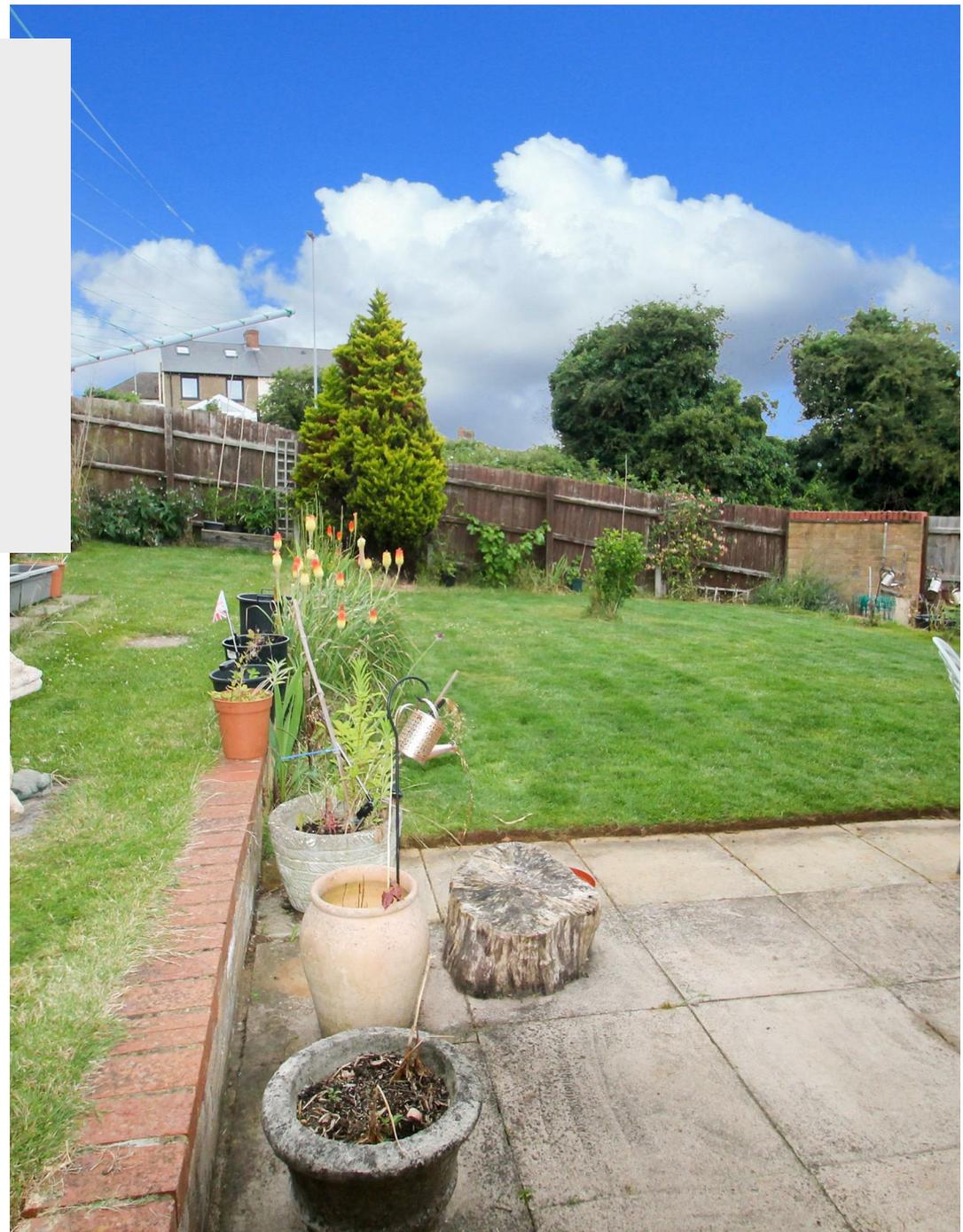
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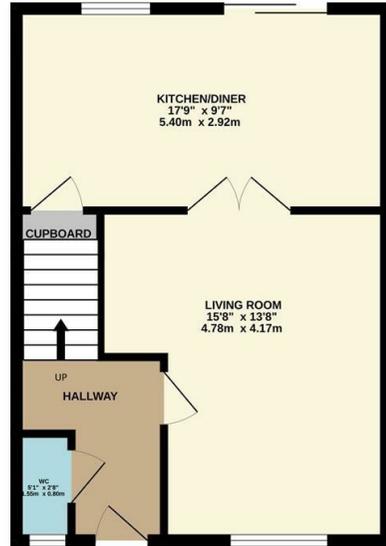
Price £250,000



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  
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA - 896 sq.ft. (83.2 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.  
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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>		
(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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