

88 High Street
Irthlingborough
NN9 5PX

£300,000

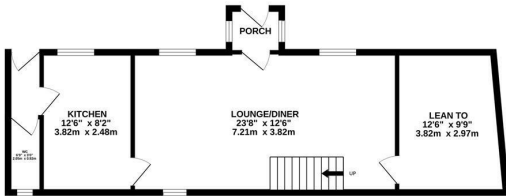


OSCAR JAMES

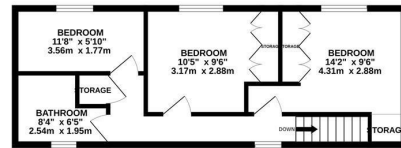
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FLOOR PLANS

GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 994 sq.ft. (92.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should 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 or efficiency can be given.
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AT A GLANCE...



Large lounge/diner



Fitted modern kitchen



Three double bedrooms



Family bathroom and downstairs WC



Elevated sunny garden



Double garage and off road parking for several vehicles



WHAT'S GREAT?

**** PERIOD PROPERTY WITH DOUBLE GARAGE ****

Welcome to your charming three DOUBLE bedroom, semi-detached cottage nestled in the heart of Irthlingborough, boasting a picturesque private front garden elevated above the quaint High Street. This delightful property offers both character and convenience, with a DOUBLE GARAGE and ample off-road parking for several vehicles, this home is a rare find in this bustling location.

As you step inside, you are greeted by a spacious lounge/diner oozing with charm. You'll find an exposed stone feature fireplace and exposed beams, creating a warm and inviting space perfect for cosy evenings or entertaining guests. The kitchen has been refitted and offers plenty of storage as well as built in appliances and enjoys views of the garden. There is also a convenient downstairs cloakroom for added comfort and practicality. A lean-to accessed via the living room completes the ground floor and is a great additional space ideal for hobbies.

Venture upstairs to discover three generously sized double bedrooms, offering plenty of space for relaxation and rest. Two of the bedrooms benefit from built-in wardrobes, providing ample storage. Completing the upper level is a family bathroom, with spot lights to ceiling and a shower over the bath.

Outside, the elevated front garden provides a peaceful oasis amidst the hustle and bustle of the high street, offering a secluded space to unwind and enjoy the outdoors. The double garage provides secure parking and storage options, while the ample off-road parking ensures convenience for residents and visitors alike.

With its desirable location, charming features, and practical amenities, this cottage presents an idyllic opportunity to enjoy cottage living while enjoying the modern comforts of home. Don't miss your chance to make this enchanting property your own retreat in Irthlingborough.

Call sole selling agents Oscar James today!

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SELLER'S SECRET

Having lived here for 20 years this has been a fantastic home for us. We love our cosy cottage and the convenience of being walking distance to local amenities.



Why we like it....

A rare opportunity to purchase a period home with garaging! High interest is anticipated!

OSCAR JAMES

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To buy or not to buy....
