



BYWATER HERRING

SALES & LETTINGS

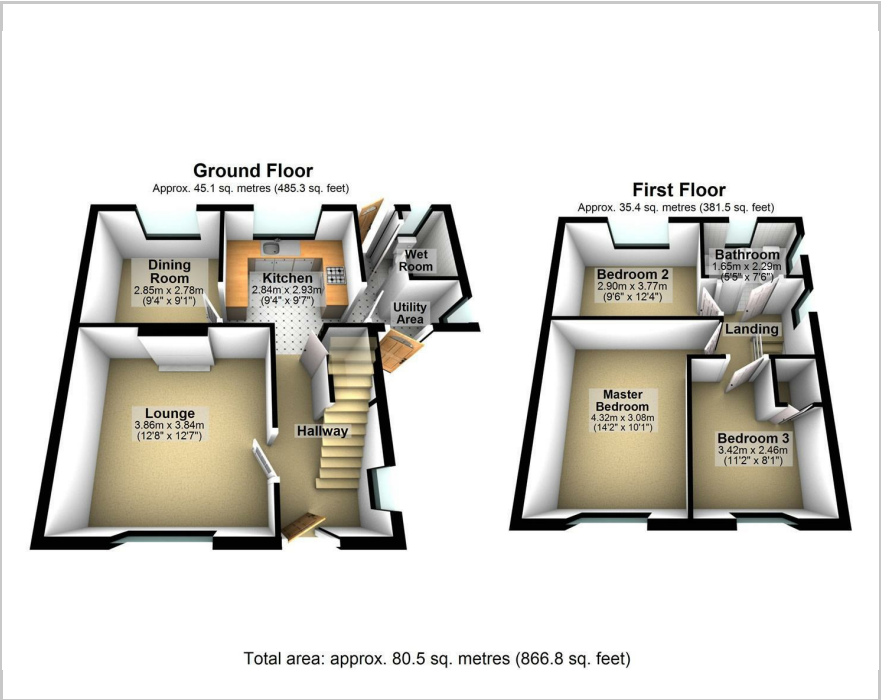
- A TRADITION OF TRUST -



High Street, Irthlingborough
Offers In The Region Of £250,000



Floor Plan



Area Map



Accommodation

- High Street address with hillside privacy and a large corner plot offering plenty of space and future potential
- Three good-sized bedrooms including a king-size master, a double and a single with built-in storage
- Modern fitted kitchen with scope to open into the dining room for sociable open-plan living
- Bright and comfortable lounge plus a dining room that looks out onto the garden
- Downstairs wet room and a separate upstairs bathroom
- Handy utility area with access to both the front and back gardens
- Wraparound front garden and a smaller enclosed back garden that's perfect for pets or playtime
- Gravel drive with space for three cars
- Walk to local schools in under 6 minutes
- Just minutes from shops, Stanwick Lakes and Rushden Lakes with fast trains from Wellingborough to London in under an hour



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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