



BYWATER HERRING
SALES & LETTINGS
— A TRADITION OF TRUST —

Coming Soon!

FT

Joan Pyel Close Irthlingborough
£1,300 Per Calendar Month

- Newly decorated throughout
- Photo's coming soon
- Two double bedrooms plus a versatile third – perfect for hobbies, work or guests
- Driveway parking
- Just a few steps from the Irthlingborough Lakes & Meadows walking trails
- Available early December
- Spacious lounge leading to a separate dining room with French doors to the garden
- Family bathroom with a clean, classic finish
- Enclosed back garden with space for potting, planting or simply putting your feet up
- A 25 minute to the local shops, and just minutes by car or bus to Rushden Lakes and Wellingborough

This Quiet Cul-De-Sac Semi Is A Rare Chance To Rent Somewhere Peaceful, Practical And Close To Nature. With the Lakes & Meadows just moments away, this newly decorated three bedroom home is ideal for renters who love calm surroundings, weekend walks and a more relaxed pace after work

THE PROPERTY

It sits near the end of a quiet cul-de-sac on the Pinetrees estate — one of Irthlingborough's most peaceful corners. You're tucked far enough away to enjoy the quiet, yet close enough to everything you need day-to-day.

Inside, the spacious lounge flows through to a separate dining room, with French doors opening straight out to the enclosed back garden. It's a lovely spot to enjoy a morning coffee, unwind in the evenings or set up a small seating area once the weather warms up.

The kitchen is modern, easy to manage and well laid out — ideal for anyone who wants a straightforward, practical cooking space without the fuss.

Upstairs, there are two doubles and a comfortable single room, perfect for a home office, hobby room or occasional guest space. The bathroom is neat and bright, and the whole home has plenty of natural light throughout.

Outside, you'll have your own driveway for two cars

While the surroundings feel wonderfully peaceful, everything is still within easy reach.

The High Street has everything you'll need day-to-day, including a post office, Heron Foods and a Co-op that's just round the corner.

And Aldi is only a 5 minutes drive away, off the A6 roundabout. If you prefer big name retailers, restaurant chains and multiplex cinemas, Rushden Lakes is only half an hour on the No. 50 bus - with a truly unique lakeside setting for a retail park.

Wellingborough Station takes you to London in under an hour, and Stanwick Lakes is just down the road when you fancy a change of view.

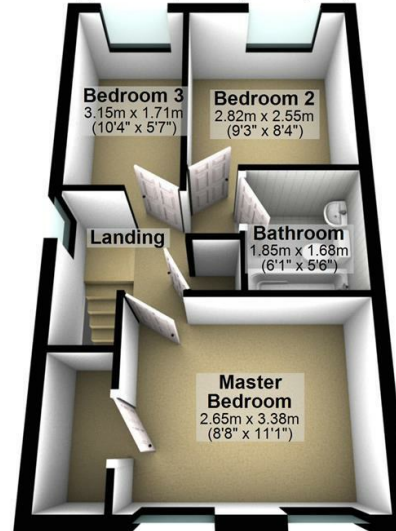
Ground Floor

Approx. 34.6 sq. metres (372.0 sq. feet)



First Floor

Approx. 32.8 sq. metres (353.4 sq. feet)



Total area: approx. 67.4 sq. metres (725.4 sq. feet)

