



**Addington Road, Irthlingborough WELLINGBOROUGH NN9  
5US**



**welcome to**

**Addington Road, Irthlingborough WELLINGBOROUGH**

This Three bedroom Mid Terrace home offers off road parking and garage to the rear. On the ground floor is; entrance hall, cloakroom, lounge and kitchen/diner. On the first floor are the Three bedrooms and the family bathroom. The rear garden is laid with lawn has a patio and gated access.



### **Entrance Hall**

Entered via double glazed door to the front aspect, stairs rising to the first floor landing, under stairs storage cupboard, radiator and doors to all rooms.

### **Cloakroom**

Double glazed obscure window to the front aspect, WC, wash hand basin, tiling, extractor fan and heated towel rail.

### **Lounge**

14' 4" x 11' 1" ( 4.37m x 3.38m )

Double glazed window to the rear aspect, double glazed French doors to the rear aspect, fire place with electric fire and radiator.

### **Kitchen / Diner**

14' 7" x 7' 7" ( 4.45m x 2.31m )

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer, splash backs, range cooker with electric oven and five element electric hob with cooker hood over, plumbing for washing machine and dishwasher, space for fridge/freezer, double glazed window to the front aspect and radiator.

### **First Floor Landing**

stairs rising from the entrance hall, airing cupboard with boiler in, access to loft space, doors to the bedrooms and bathroom.

### **Bedroom One**

12' 3" x 7' 11" ( 3.73m x 2.41m )

Two double glazed windows to the front aspect, three built in wardrobes and radiator.

### **Bedroom Two**

11' 5" x 7' 2" ( 3.48m x 2.18m )

Double glazed window to the rear aspect and radiator.

### **Bedroom Three**

8' 2" x 6' 10" ( 2.49m x 2.08m )

Double glazed window to the rear aspect and radiator.

### **Bathroom**

WC, wash hand basin with vanity unit, p shape bath with touch control shower over, extractor fan, part tiling and radiator.

### **Externally**

#### **Front**

Lawn area, outside tap.

#### **Rear Garden**

Woodchip and slate areas, patio providing a seating area, walled to one side, gated side access, outside tap, shed with power and light.  
Off road parking for several cars.

#### **Garage**

Accessed via up and over door, power and lighting connected.



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## Addington Road, Irthlingborough WELLINGBOROUGH

- MID TERRACE HOUSE
- THREE BEDROOMS
- CLOAKROOM
- GARAGE TO THE REAR
- OFF ROAD PARKING TO THE REAR

Tenure: Freehold EPC Rating: B

offers over

**£200,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RSD109319 - 0006

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