



**Irthlingborough Road, Finedon NN9 5EJ**



**welcome to**

## **Irthlingborough Road, Finedon**

Offered for sale is this mature mid terrace offering very versatile accommodation. There are two double bedrooms and a third room which would make an ideal nursery, study, dressing room or third bedrooms. Further benefits include separate reception rooms and a large "lean to" storage area.



**Entered Via:**

Glazed door to:

**Lounge**

12' 4" into bay x 12' max ( 3.76m into bay x 3.66m max )

Double glazed bay window to front, radiator, feature fireplace and surround.

**Dining Room**

12' max x 11' 4" ( 3.66m max x 3.45m )

Double glazed window to rear, under stairs cupboard, stairs to first floor landing.

**Kitchen**

9' 4" x 6' ( 2.84m x 1.83m )

Fitted base and eye level units with work surface over, stainless steel sink and drainer unit, fitted electric oven, gas hob and extractor, radiator, double glazed window and door to side leads to double glazed "lean to" and access to rear.

**Downstairs Bathroom**

WC, wash hand basin, bath with electric shower over, radiator, tiled walls, double glazed window to rear.

**First Floor  
Landing**

Loft access.

**Bedroom One**

12' max x 10' 2" max ( 3.66m max x 3.10m max )

Two double glazed windows to front, radiator.

**Bedroom Two**

10' 8" plus door recess x 11' 4" plus recess ( 3.25m plus door recess x 3.45m plus recess )

Double glazed window to rear, radiator, airing cupboard with central heating boiler, "walk through" to bedroom three.

**Bedroom Three**

9' 4" x 6' 2" ( 2.84m x 1.88m )

Accessed via bedroom two. This would make an ideal nursery, study or dressing room. Double glazed window to rear, radiator.

**Outside  
Front Garden**

There is a retaining wall at the front,

**Rear Garden**

The rear garden composes of a small courtyard with shared path, beyond which is an enclosed private rear garden with path, established borders and an 11 x 9 "Summer House".



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## Irthlingborough Road, Finedon

- Two/three bedroom mid terrace
- Separate reception rooms
- Central heating and double glazing
- An enclosed, private rear garden with Summer House
- A very good first time purchase or rental investment

Tenure: Freehold EPC Rating: D

offers over

**£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBR112332 - 0005

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