



Drayton Place, Irthlingborough **Freehold** £235,000 O.I.E.O.

**Pattison
Lane**

Key Features

 2  1  D  B

- Two Bedroom Semi Detached Home
- Large Single Garage
- Off Road Parking for Several Vehicles
- Spacious Lounge
- Kitchen / Dining Room

Charming Two-Bedroom Home in Irthlingborough with Excellent Amenities and Road Links! Nestled in the desirable town of Irthlingborough, this beautifully presented semi-detached home offers the perfect blend of tranquil countryside living and convenient access to local amenities.

Enjoy picturesque countryside walks right on your doorstep and a short stroll into the village, where you'll find a variety of shops, charming cafes, and well-regarded school. Irthlingborough boasts exceptional road links to the A45 and A6, providing easy access to the M1 and M6 motorways, and is just a stone's throw from the popular retail and leisure destination of Rushden Lakes.



Step inside to a welcoming entrance hall that leads to a light-filled and inviting lounge, perfect for relaxing evenings. Beyond the lounge, discover a spacious kitchen/dining room, ideal for both everyday living and entertaining.

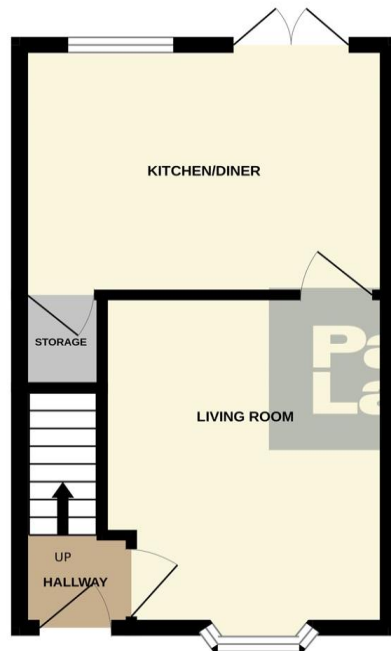
Upstairs, you'll find two generously sized double bedrooms, both benefiting from built-in wardrobes that offer excellent storage and maximize comfort. A modern and stylish family bathroom completes the first floor, providing a contemporary feel.

One of the standouts features of this property is its exceptionally large plot. To the rear, a beautifully enclosed garden provides a private and remarkably spacious outdoor retreat. The property also boasts a larger-than-average single garage and a substantial driveway/front garden, offering ample off-road parking for multiple vehicles.

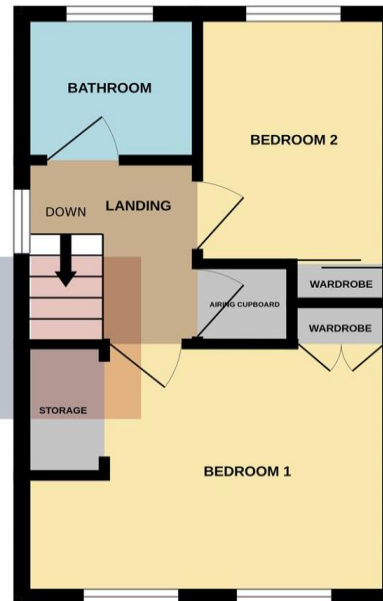
Viewings are highly recommended to fully appreciate the exceptional space, superb location, and wonderful features this home has to offer.



GROUND FLOOR



1ST FLOOR



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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The accommodation comprises:

ENTRANCE HALL

LOUNGE 10'1 plus bay x 13'3 (3.07m x 4.03m)

KITCHEN / DINING ROOM 9'2 x 13'3 (2.79m x 4.03m)

FIRST FLOOR LANDING

BEDROOM ONE 10'1 x 9'4 (3.07m x 2.84m)

BEDROOM TWO 9'3 plus wardrobe x 6'9 (2.81m x 2.05m)

BATHROOM 6'1 x 5'5 (1.85m x 1.65m)

OUTSIDE

FRONT GARDEN

DRIVEWAY AND GARAGE 10' x 21'1 (3.04m x 6.42m)

REAR GARDEN

To view this property call Pattison Lane on:
01536 524425

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