



Ruby Close, Irthlingborough
£240,000 **Freehold**

**Sharman
Quinney**

Key Features



- Two Bedrooms Semi- Detached Home
- Front Aspect Lounge & Rear Kitchen Diner
- Continuation Herringbone Design Flooring - Ground Floor
- Private Garden with entertaining decking area and shed
- Driveway (Off Road) Two Car Parking

This welcoming home offers an impressive, residence, with easy access to the town centre and the A45. Further benefits include modern kitchen diner with garden facing doors and central to the first floor, guest cloakroom and to the first-floor luxurious bathroom and two double bedrooms, private enclosed rear garden and ample off-road parking for two vehicles. The ground floor offers a hallway with direct stairway access and stylish continuation herringbone effect luxury flooring, and a spacious and light dual aspect lounge, with Georgian panelling feature wall.



The kitchen diner, also spanning the rear features light driftwood effect cabinetry and light cream worktop over, a generous area for food preparation equipped with integrated oven and hob with extraction and space for freestanding fridge and freezer. The ground floor is completed with a guest cloaks W/C.

The first-floor provides landing with loft access and two Double Bedrooms one of which has a feature Georgian panel effect wall. The second double bedroom is a generous double with an abundance of natural light. A well-appointed three-piece bathroom serves this floor.

Outside

The garden is a good size, featuring a recent rear decking area perfect for outdoor dining and the remainder is mostly laid to lawn, providing ample space for recreation and relaxation. Additionally, there is a door for easy access to the front side elevation from the garden.

Measures

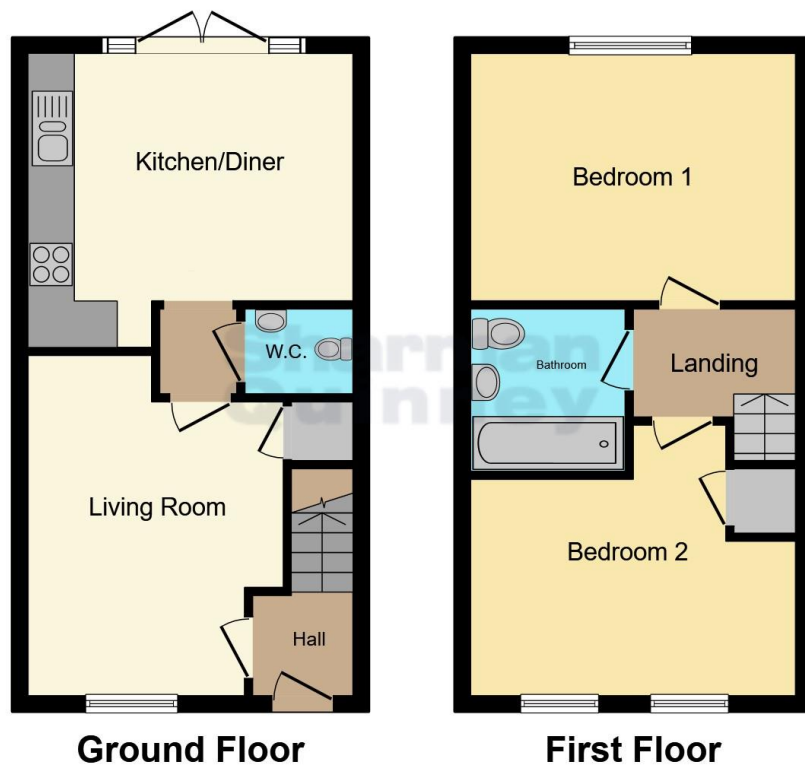
Hallway

Lounge 14' 8" x 10' 3" max. (4.47m x 3.12m)

Kitchen/Diner - 4.14m x 3.10m (18'4 x 9'1)

Lounge - 5.59m x 3.28m (18'4 x 10'9) -





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Bedroom 1 - 4.19m x 3.38m (13'9 x 11'1) -

Bedroom 2 - 5.59m x 2.77m (18'4 x 9'1) -

Bathroom - 3.20m x 2.11m (10'6 x 6'11) -

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