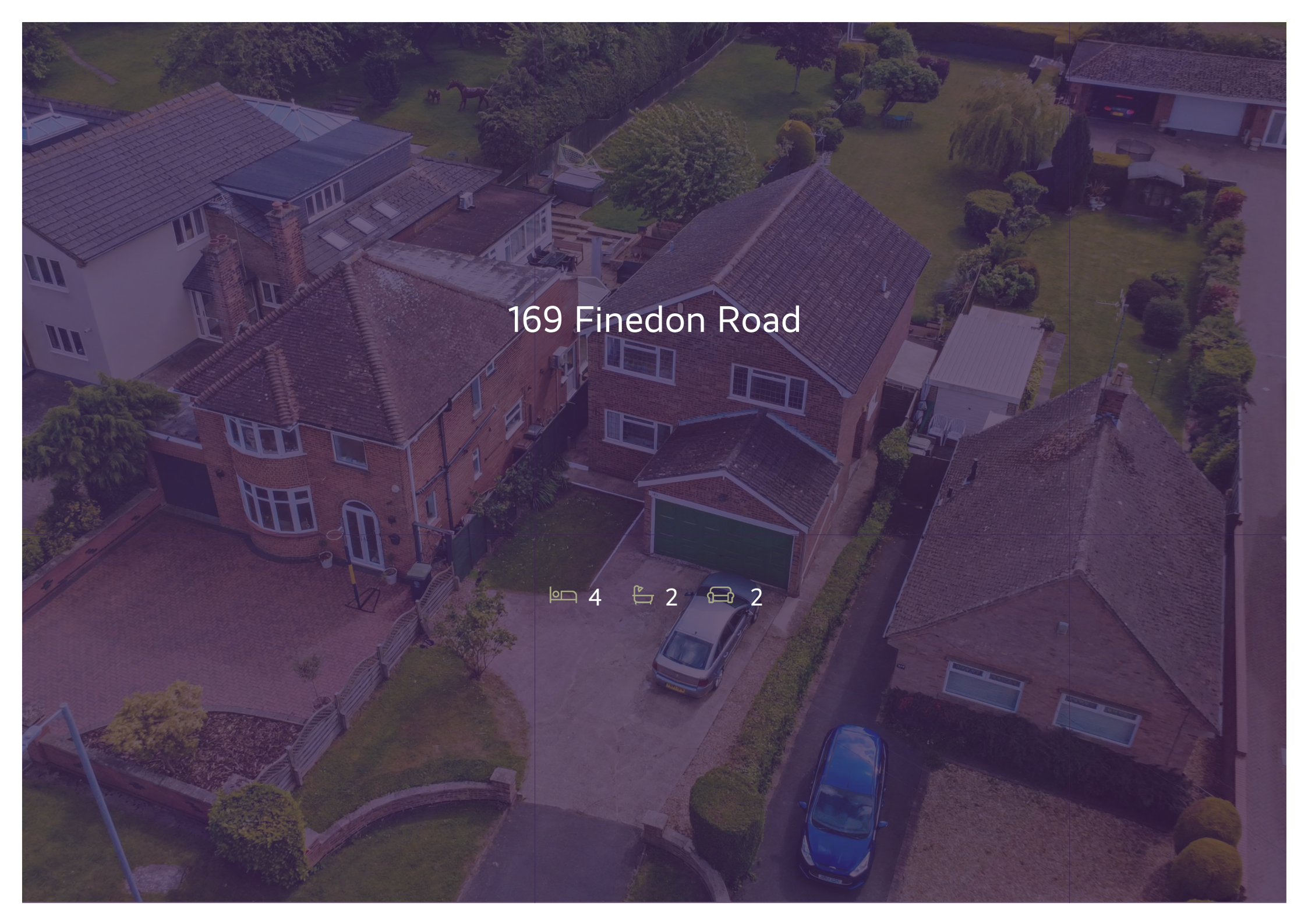




169 Finedon Road
Irthlingborough, NN9 5TY

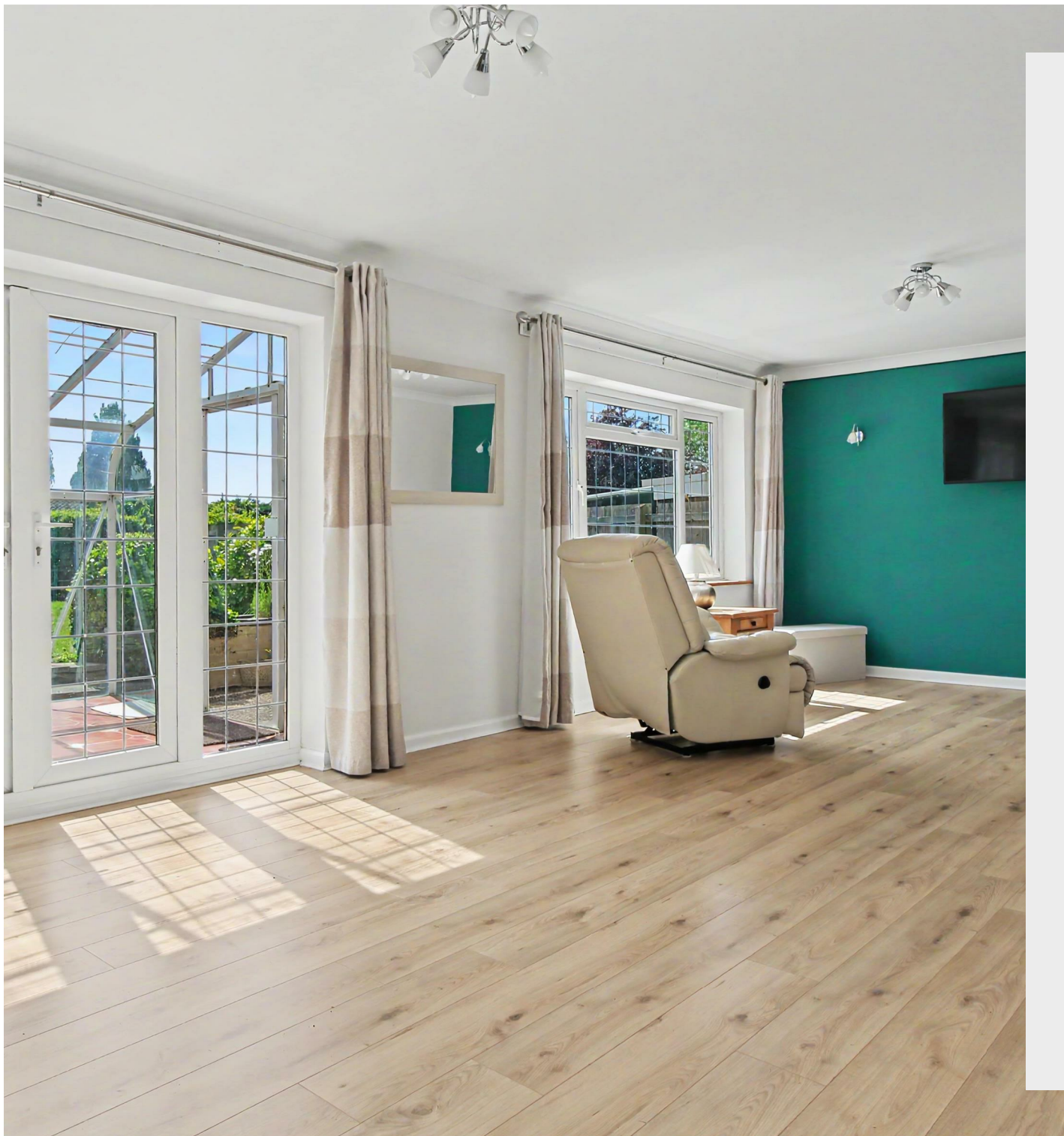


Simpson & Partners

An aerial photograph of a residential street. The central focus is a large, two-story brick house with a gabled roof and a bay window. To its left is another brick house with a similar style. To the right is a smaller, single-story house. The houses are surrounded by green lawns, trees, and shrubs. A paved driveway with a green garage door is visible in front of the central house, with a silver car parked there. A blue car is parked on the street in front of the single-story house. In the background, there are more houses and a large open area with trees.

169 Finedon Road

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About the Property

Nestled on Finedon Road in the town of Irthlingborough, this impressive four-bedroom detached house offers a perfect blend of comfort and modern living. As you enter, you are greeted by a spacious layout that includes two inviting reception rooms, ideal for both relaxation and entertaining. The ground floor features a well-appointed kitchen, a dining room perfect for family meals, and a lounge that provides a warm and welcoming atmosphere. Additionally, a utility room with a convenient guest WC enhances the practicality of this home.

To the first floor, you will discover four generously sized double bedrooms, each designed with comfort in mind. The master bedroom boasts an en-suite bathroom, while three of the bedrooms come equipped with built-in wardrobes, providing ample storage space. A stylish four-piece family bathroom completes this level, ensuring that all your needs are met.

Outside, the property continues to impress with a delightful rear patio area that leads to a large, well-maintained lawn, which backs onto picturesque fields, offering a serene backdrop for outdoor activities. The garden is enclosed by a timber fence, ensuring privacy and security. To the front, a substantial driveway accommodates parking for multiple cars, complemented by a laid lawn and a dwarf brick wall surround, enhancing the property's curb appeal.

This home is not just a place to live; it is a sanctuary that combines space, style, and convenience. Do not miss the opportunity to make this wonderful property your own. Call now to book a viewing and experience all that this delightful home has to offer!

Offers In Excess Of £500,000



Entrance Hall

Kitchen

Dining Room

Lounge

Utility Room/Guest WC

Landing

Bedroom One

Bedroom Two

En-Suite

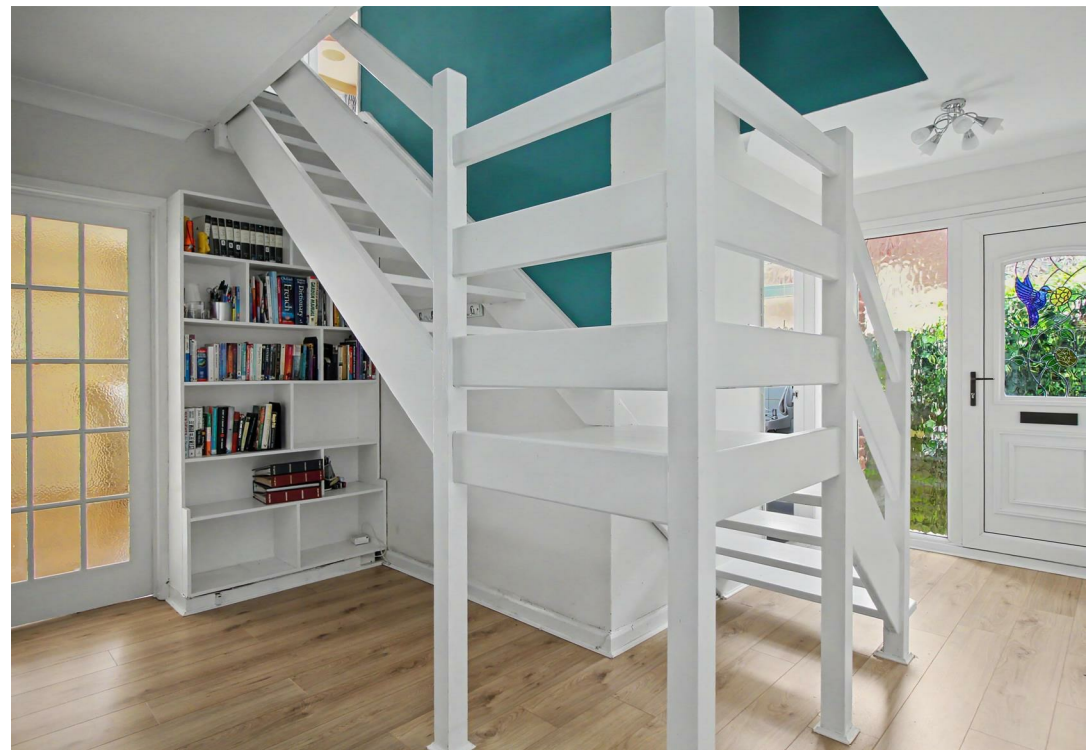
Bedroom Three

Bedroom Four

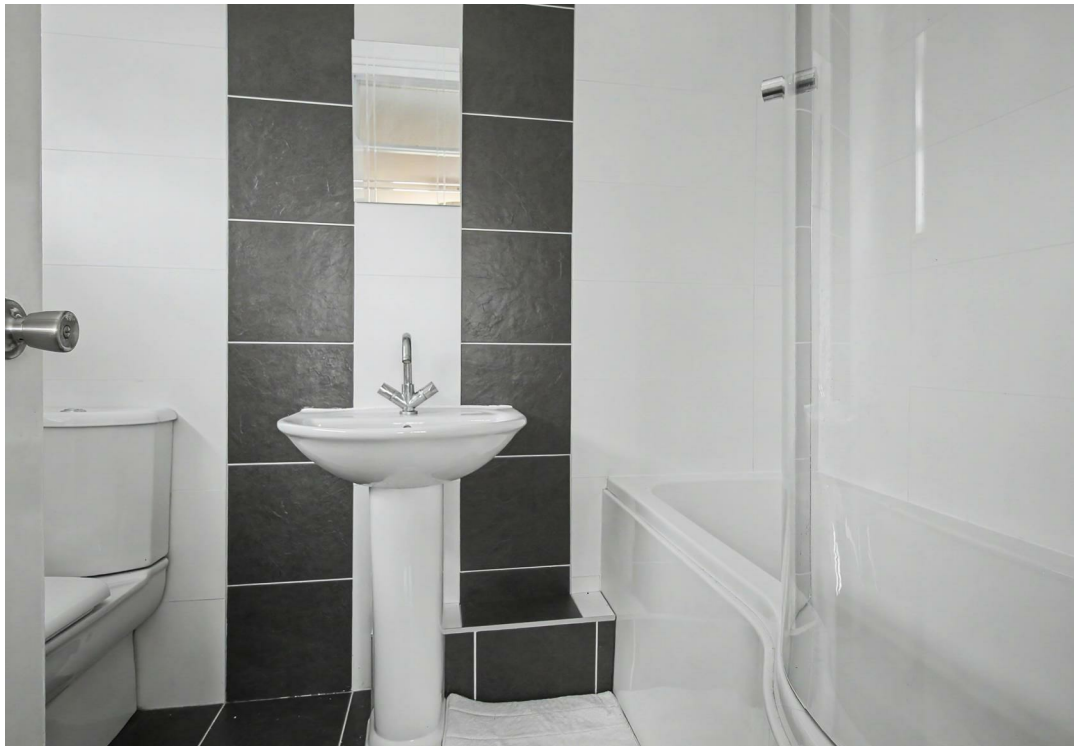
Bathroom

Garage













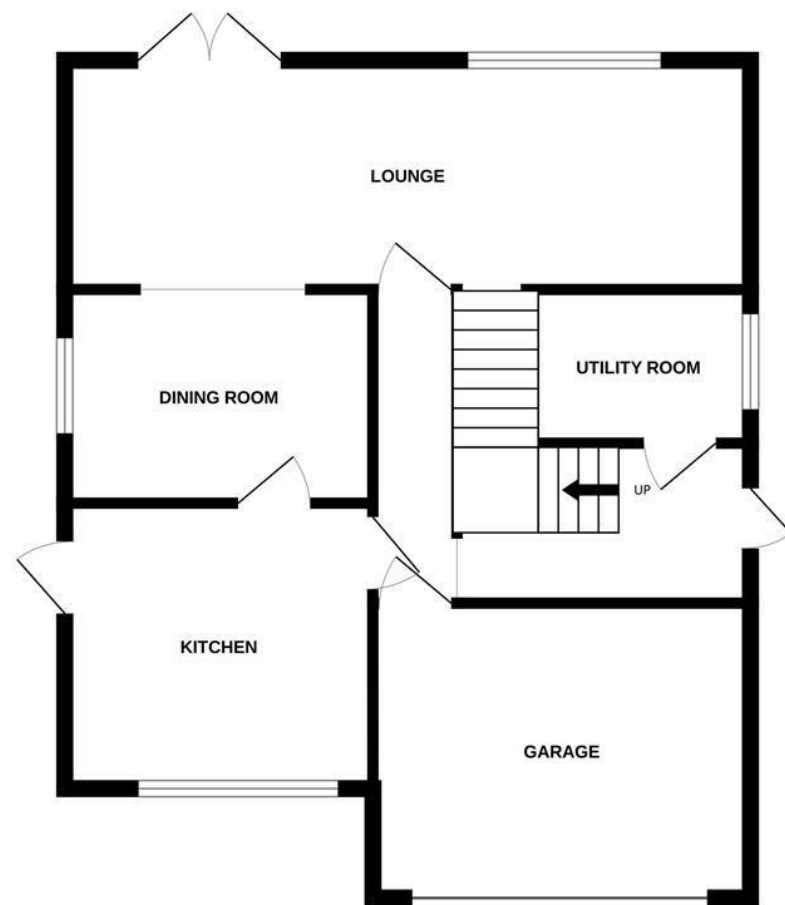
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

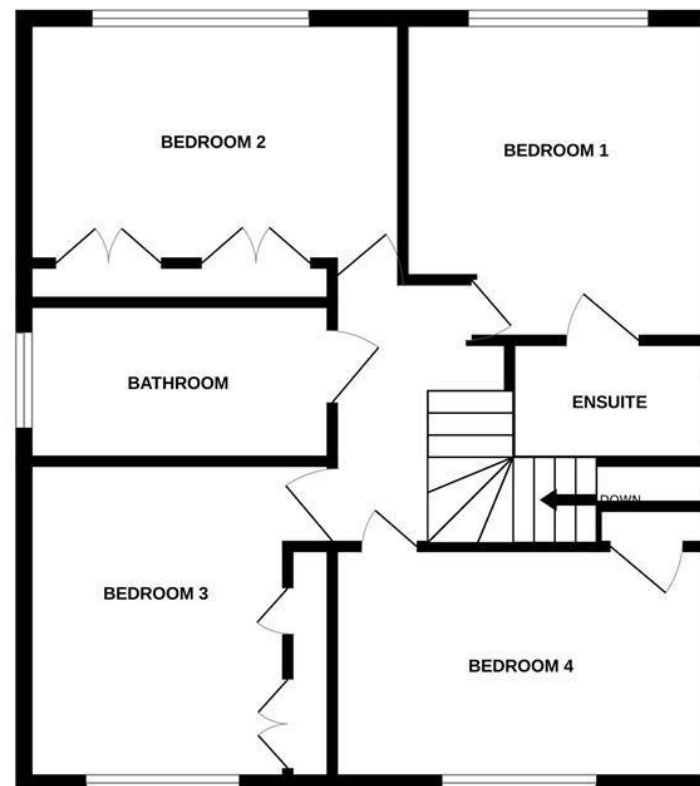


Simpson & Partners

GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 1274 sq.ft. (118.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given
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