

BRENNAN

BESPOKE

OFFERS IN EXCESS OF

£239,995

Wellingborough Road

Irthlingborough, NN9 5RF

Located in the vibrant market town of Irthlingborough, this generous five-bedroom property offers fantastic space and flexibility for buyers seeking a home to make their own. Set on a main road with parking to both the front and rear, the house combines convenience with excellent access to local amenities and transport links. Inside, a welcoming entrance hall leads to a choice of living spaces including a bright lounge, a separate sitting room, and a large kitchen/dining room at the heart of the home. To the rear, a fifth bedroom with its own en-suite bathroom provides a superb ground-floor bedroom option ideal for guests, multigenerational living or those needing level access. Upstairs, four well-proportioned bedrooms are served by a family bathroom, offering ample room for a growing household or those needing extra space for guests or working from home. The enclosed garden is a particular highlight, featuring a detached outbuilding with power and lighting. Currently used as an office, gym and sensory play room, this versatile space could also be adapted into a studio, hobby room or even a potential annexe (subject to any required consents), making it a valuable extension of the living accommodation. With local schools, shops, parks and road links to Wellingborough, Rushden Lakes and the A45 all close by, this property combines generous accommodation and great potential with the convenience of a central location. Perfect for buyers looking for a home they can personalise and truly make their own.

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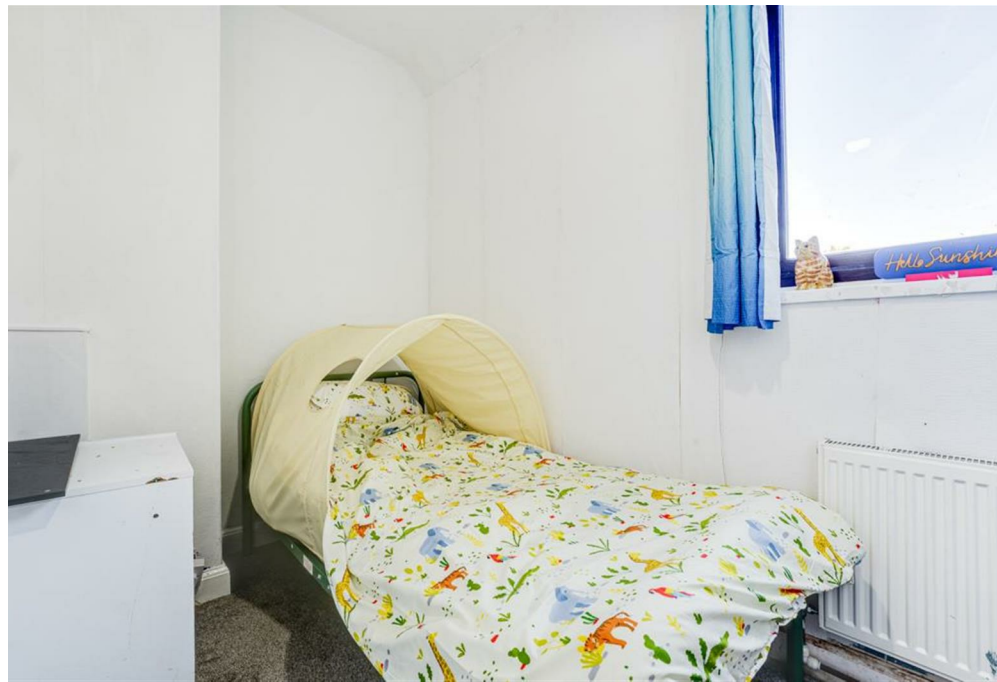


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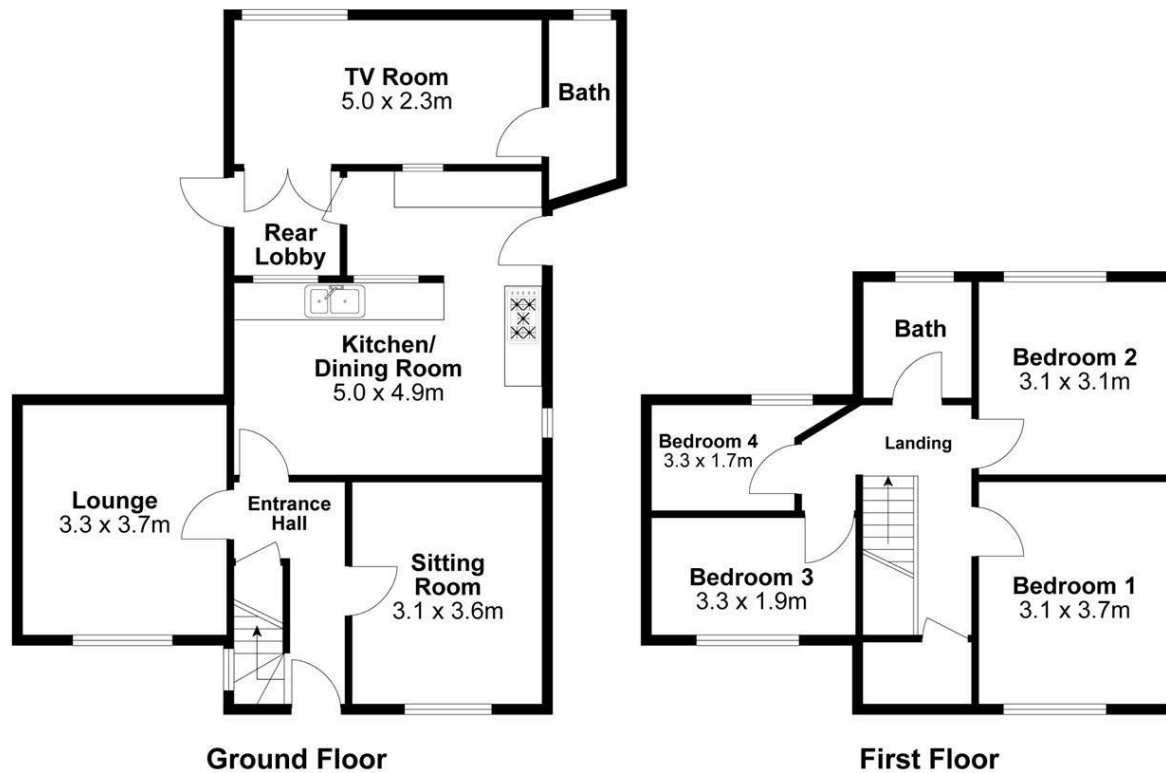


OFFICE ADDRESS

BRENNAN BESPOKE
2 The Tithe Barn Glendon Lodge Farm
Glendon
Kettering
Northamptonshire
NN14 1QF

OFFICE DETAILS

01536 904400
info@brennanbespoke.co.uk
<https://www.brennanbespoke.co.uk>



Internal Area Approx. : 114m²

For identification only not to scale

BRENNAN
BESPOKE

LOCAL AUTHORITY
East Northamptonshire

TENURE
Freehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements