263A Addington Road
Irthlingborough
NN9 5US

£230,000

OSCAR JAMES

...expect excellence

WHAT'S GREAT?

Beautifully Presented Three-Bedroom Home with Larger-Than-Average Garage

This well presented three-bedroom home is welcomed to the market with highly motivated vendors who have already found their onward purchase. Well maintained and tastefully updated throughout, the property is offered in excellent decorative order and is ready to move into.

A standout feature of this home is the significantly larger-than-average garage, offering excellent storage, workshop space, or secure parking a rare benefit within this development.

Situated in a cul-de-sac on the outskirts of Irthlingborough, the property enjoys convenient access to popular road links.

The accommodation comprises an entrance hall leads to a kitchen/diner, a convenient cloakroom and a lounge with French doors opening onto the landscaped rear garden.

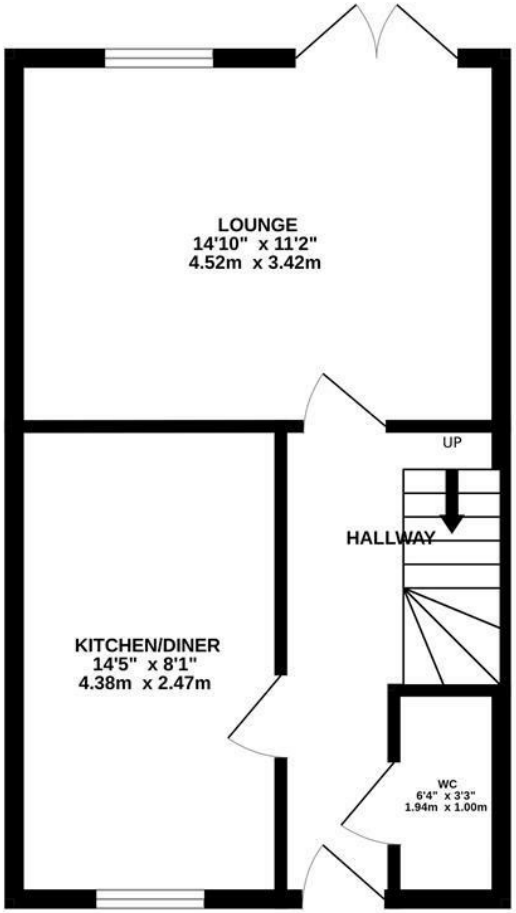
Upstairs, there are three bedrooms, with the principal bedroom benefiting from built-in wardrobes, alongside a family bathroom fitted with a three-piece suite.

Outside, the landscaped rear garden provides an attractive and low-maintenance outdoor space, complete with gated side access leading directly to the driveway. The driveway offers off-road parking and access to the property's impressive wider and longer-than-average garage, adding to the home's practicality and appeal.

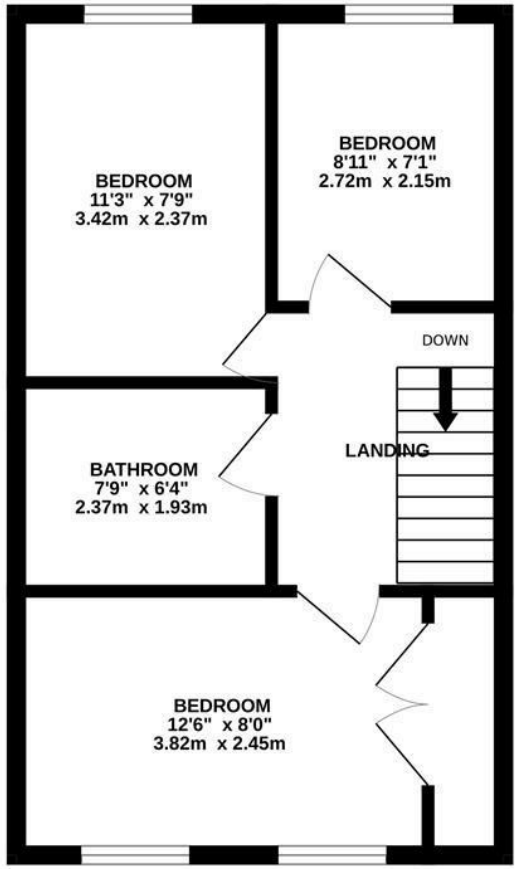
Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

Floor Plan

GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 sq.m.) approx.

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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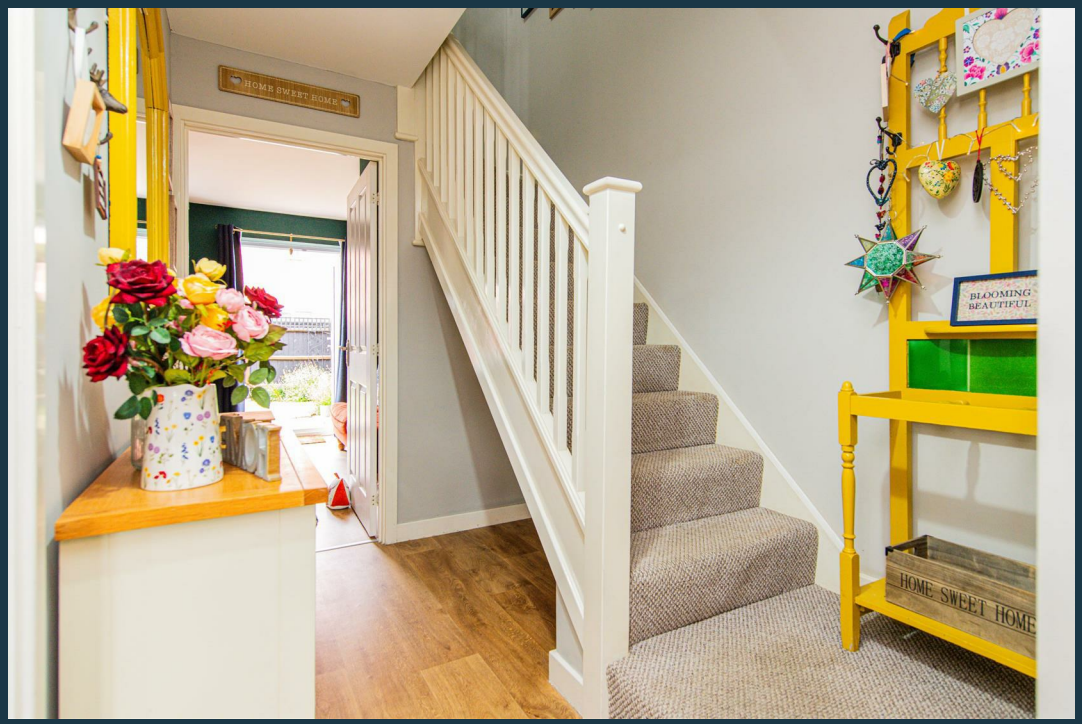
At a glance...

- French doors out to the garden from the lounge
- Modern fitted kitchen/diner
- Three bedrooms
- Family bathroom & Cloakroom
- Landscaped rear garden
- Off road parking & larger than average garage

Love

BREAD


HOME SWEET HOME
BLOOMING BEAUTIFUL
HOME SWEET HOME

SELLER'S SECRET

We have loved living here since the house was first built. Over the past 12 years, it has been a truly happy home where we've made so many wonderful memories. Now, after more than a decade, we're ready for our next chapter and have found the perfect property to begin it.

Why we like it....

One of the things we've always loved about this home is its excellent condition, meaning it's ready for the new owners to move straight in and enjoy. A real standout feature is the garage, which is both longer and wider than average, providing an incredibly versatile space. Whether it's used for secure parking, a workshop, extra storage, or even a home gym, it's a fantastic and highly practical addition to the property.

To buy or not to buy....

OSCAR JAMES

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