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STATION ROAD, IRTHLINGBOROUGH, NN9 5SP

GUIDE PRICE £295,000

Vanessa Newman Property Agents are delighted to bring to the market this well-presented three-bedroom detached family home, located in one of the most sought-after locations of Irthlingborough.

This modern detached three-bedroom home comprises an entrance hall, lounge/dining room, ground floor WC, and a spacious kitchen/breakfast room. To the first floor are three bedrooms, with the master bedroom benefiting from en-suite bathroom, alongside the main family bathroom.

The property benefits from have gas central heating and double glazing.

Externally, the property features an enclosed front and rear gardens and provides off-road parking at the rear of the property for two/three vehicles.

The town of Irthlingborough is conveniently located for access to the A14, A45, and A6, and lies close to both Irchester Country Park and Stanwick Lakes nature reserve, both highly popular destinations for families. The town also offers an excellent range of local amenities including supermarkets, Post Office, selection of pubs and restaurants, coffee shops, take aways, a medical centre and a local library.

The popular Rushden Lakes shopping and leisure complex is just a 9-minute drive away (3.3 miles), featuring an extensive selection of shops, eateries, and leisure facilities.

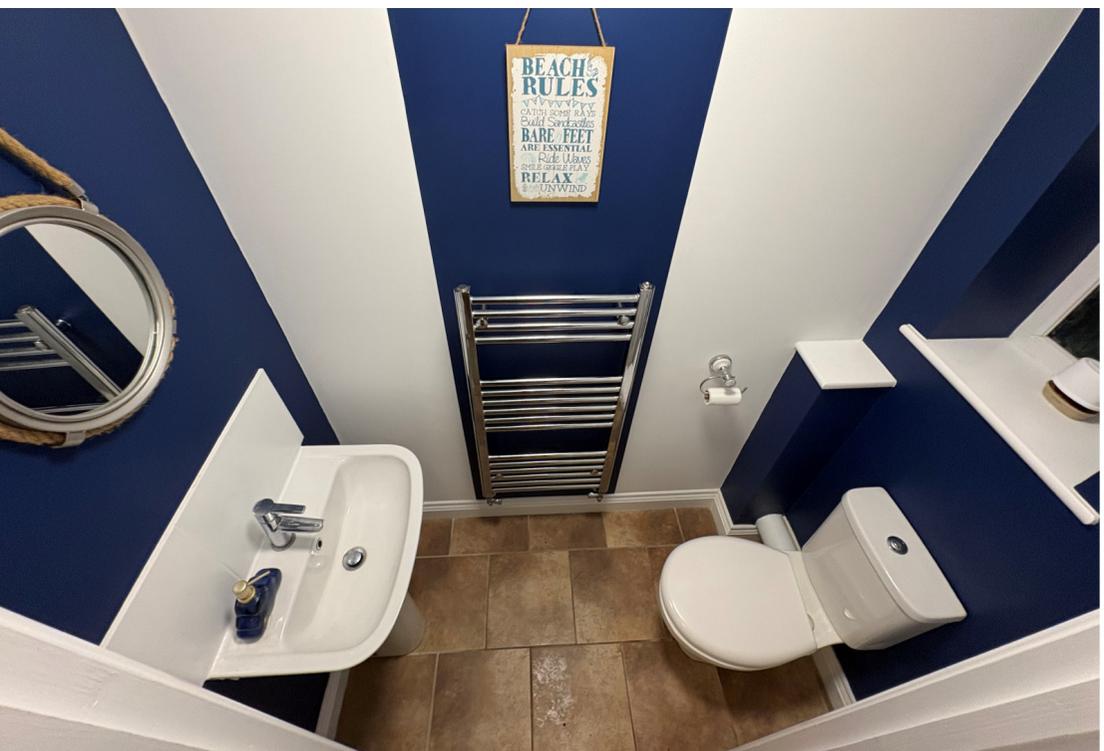
The nearest railway station is in Wellingborough is a 10-minute drive away (3.9 miles) offering rail services to London in approx. one hour via East Midlands Railway.

Agents Note:

This is a rare opportunity to acquire this fantastic property in its brilliant location.

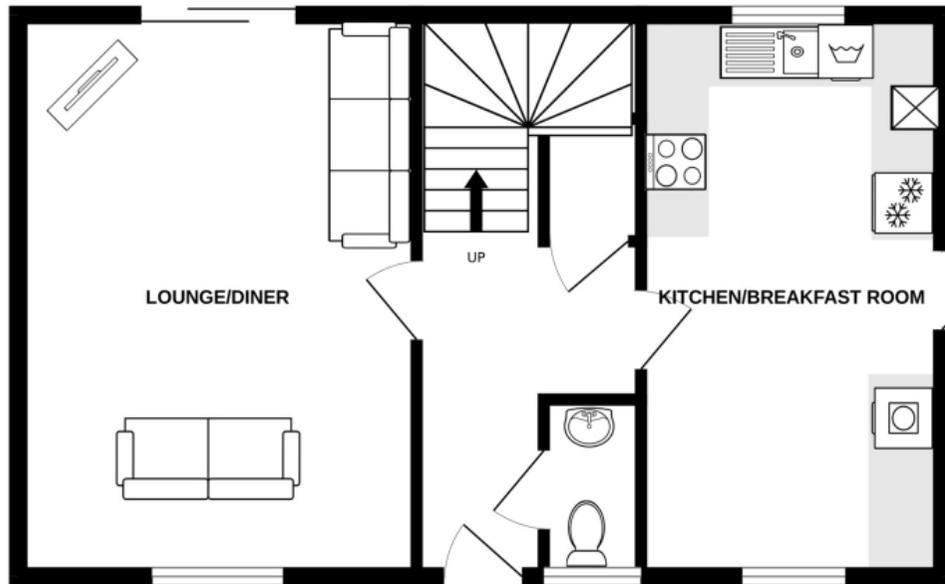
Viewing soon is highly recommended, to avoid disappointment.



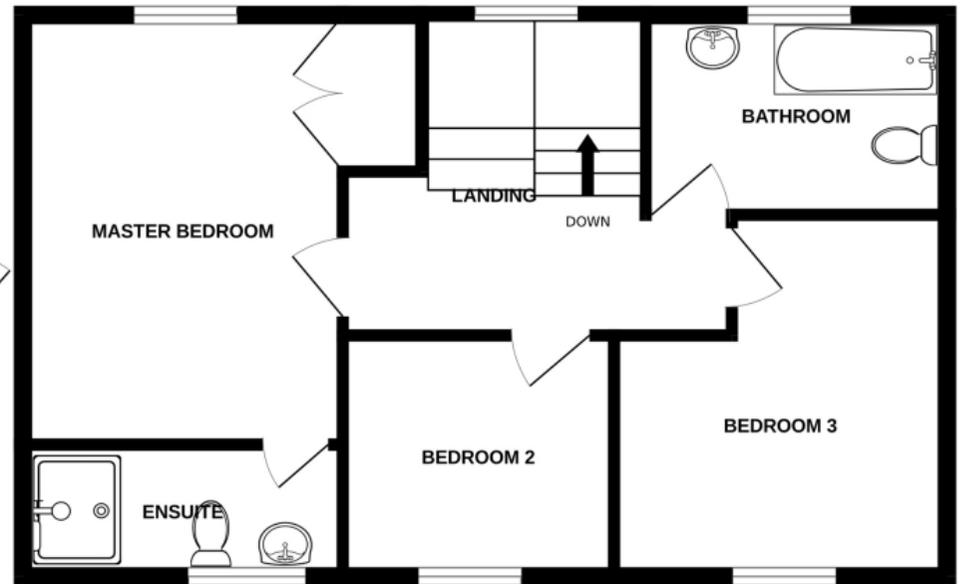




GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 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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