

BRENNAN

BESPOKE



OFFERS IN EXCESS OF

£200,000

Crouch Road

Wellingborough, NN9 5PS

Situated on Crouch Road in Irthlingborough, this spacious four-bedroom terraced home offers generous and versatile accommodation, making it an excellent choice for families, first-time buyers or investors alike. Ideally positioned, the property is within walking distance of Stanwick Lakes and Rushden Lakes, while also enjoying views overlooking Irthlingborough Lakes and Meadow Reserve, perfect for those who appreciate outdoor space and nature. Upon entering the property, you are welcomed into a bright and open plan lounge/diner located at the front of the home. This well-proportioned space provides ample room for both relaxing and entertaining, with a natural flow that enhances everyday living. To the rear of the property, the kitchen offers a practical layout with good storage and workspace, catering to all essential needs. Beyond the kitchen is a useful utility area, providing additional space for appliances and storage, while the family bathroom is also conveniently located on the ground floor. Upstairs, the first floor hosts four bedrooms, offering flexibility for a range of lifestyles. There are three good-sized bedrooms, along with a fourth room currently utilised as a home office, making it ideal for remote working, a nursery or additional storage if required. Externally, the property benefits from outdoor space to both the front and rear. The front garden is mainly laid to lawn, while the rear offers a low-maintenance courtyard garden and a useful outbuilding for storage or workshop use. With its generous layout, excellent location and access to nearby green spaces, this property presents a fantastic opportunity to create a comfortable and practical home.

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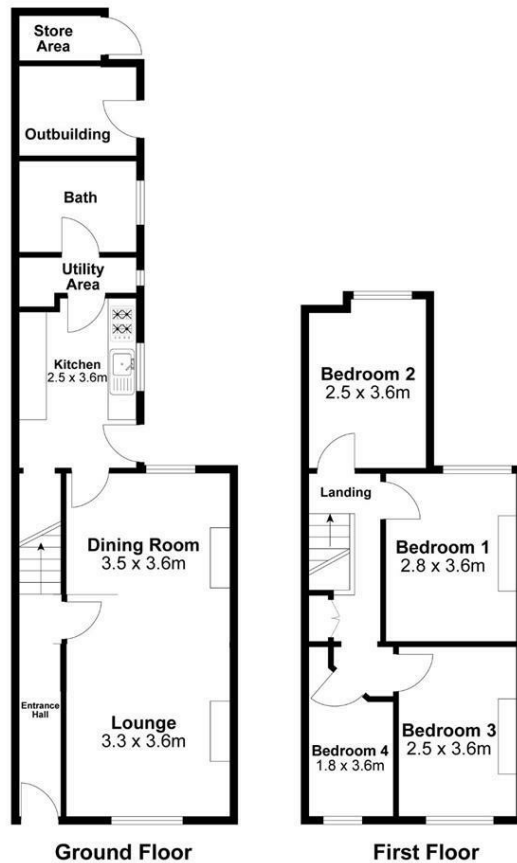
BRENNAN
BESPOKE

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>



For identification only not to scale

Internal Area Approx. : 92m²

BRENNAN
BESPOKE

LOCAL AUTHORITY
North Northamptonshire

TENURE
Freehold

COUNCIL TAX BAND
A

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		75	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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