



**HENDERSON  
CONNELLAN**

ESTATE AGENTS

# “Bright & Spacious”

With generous proportions and occupying a corner plot with a larger garden than you would expect, this fantastic property boasts an open aspect to the front and a great degree of light throughout.



7 Lees Street,  
Irthlingborough,  
NN9 5RN





## Property Highlights

Situated in a desirable part of Irthlingborough, this three-bedroom end of terrace home is within a stone's throw of the town centre and Wellingborough Railway Station is under a 10 minute drive away, with fantastic commuter rail links to London. The A45 and A6 are easily accessible, and Rushden Lakes is just a few minutes' drive away.

Entrance through the composite and glass front door leads into the Entrance Hall with natural light from the door and sidelight window. There is timber effect laminate flooring, oak doors into the accommodation and stairs rising to the first floor.

The Living Room is a generous room with an abundance of natural light from the dual aspect windows. There is a timber effect laminate floor, a door from the entrance hall and an opening through to the kitchen.

The modern Kitchen features a useful understairs pantry cupboard, a composite and glass panelled door the garden and the dining room being adjacent to the kitchen makes for excellent opportunity to knock through to create a wonderful open plan space. The current owners have sought confirmation from a structural engineer to confirm that the wall separating the kitchen and dining room is not load bearing (available on request). The fitted kitchen includes eye and base level units, roll top work surfaces, a stainless steel sink, and space and plumbing for a washing machine, a dishwasher, a fridge/freezer, a cooker (appliances available under separate negotiations).

Formal Dining Room with a timber effect laminate floor and excellent versatility as could be a playroom, work from home space, or even knocked through to the kitchen.

The stairs flow up to the first-floor Landing, which is surprisingly spacious and bathed in natural light from a rear-facing window. Oak doors open into the rooms, while a hatch offers access to the loft.

Three generously bedrooms, two of which incorporate built in storage and the third bedroom is currently used as a home gym and work from home space.

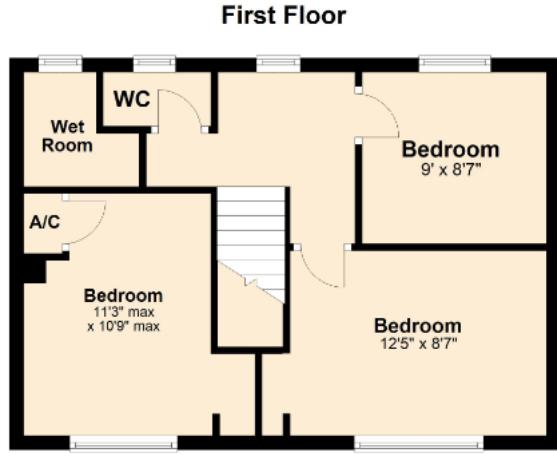
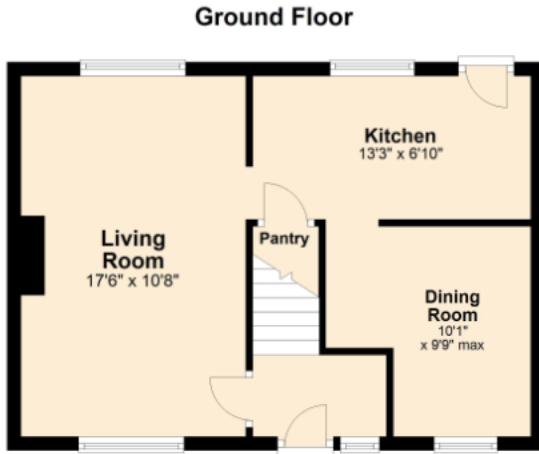
Contemporary Wet Room with contrasting tiled floor and walls, a modern heated towel radiator, a wash basin built into a useful storage unit and an electric 'Mira Decor' shower.

Separate WC with a window to the rear elevation and a low-level WC.

## Outside

The property is sat back from the road with parking options on Lees Street or a short cut-through to Victoria Street. A path leads up to the property where you will find a retaining wall in the lawn with two ground anchors for securing a motorbike or bicycles, while steps lead up to the path to the front door and alley way that leads to the rear access.

The rear garden is larger than you would expect, wrapping around the property to one side. There is a slate chipped area by the property that flows around the side and is ideal for entertaining, while moveable timber steps lead up to the generous lawn. On one side of the garden there is an extensive timber shed (available under separate negotiations) with an additional storage area down the side and a secure timber gate leads down the alley way that is shared just with the direct neighbour.



### Total Area Measurements (Approx.)

Total - 852.9 sqft / 79.24 sqm



\*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.