



1 Pipers Close
Irthlingborough, NN9 5XU



Simpson & Partners

Step inside and discover a home that blends contemporary style with versatile living—perfectly suited to both everyday life and entertaining.

Occupying a highly desirable position within the popular town of Irthlingborough, this beautifully presented three-bedroom link-detached residence is offered to the market with no forward chain and is nestled within a quiet cul-de-sac.

The accommodation begins with a welcoming entrance hall and convenient cloakroom/WC. At its heart is an impressive extended kitchen/breakfast room, featuring a sleek central island, high-specification integrated appliances, and Velux windows that flood the space with natural light. A separate utility room adds practicality, while the adjoining sun room opens onto an elevated terrace—ideal for relaxing or hosting guests. The main living room offers flexibility as either a lounge or formal dining area, complemented by an additional reception room on the lower ground floor.

Upstairs, there are two spacious double bedrooms, both benefitting from fitted wardrobes and air conditioning. The principal bedroom enjoys a stylish en-suite shower room with a high-quality suite, including a shower that can be operated directly from the bedroom. A third bedroom and a well-appointed family bathroom complete the first-floor accommodation.

Outside, the property truly shines, with composite decking arranged over two levels, creating fantastic outdoor entertaining space with views spreading far. There is also a large storage cupboard, an additional open storage area, and there is a space to park a car at the front.

Early viewing is highly recommended. Energy rating: C.

Offers In Excess Of £299,950



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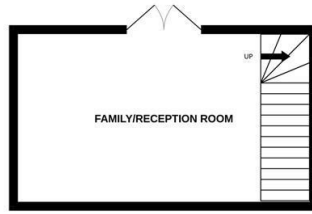
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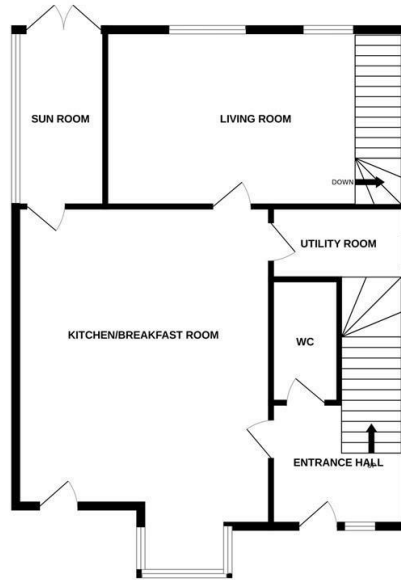
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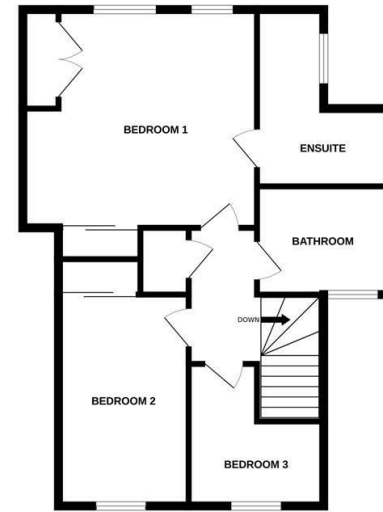
LOWER GROUND FLOOR



GROUND FLOOR



2ND FLOOR



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



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