



10 Fernmoor Drive  
Irthlingborough, NN9 5TL



**Simpson & Partners**

Occupying a pleasant position within the popular market town of Irthlingborough, this beautifully presented two-bedroom residence is offered to the market and would make an ideal purchase for first-time buyers, downsizers, or investors alike. Conveniently located within easy walking distance of local schools, shops, and a wide range of everyday amenities, the property combines comfortable modern living with excellent convenience. Upon entering, you are welcomed by an entrance hall with a useful cloakroom/WC, leading through to a spacious and inviting living room that provides the perfect setting for relaxation and entertaining. To the rear of the property is a stylish, modern fitted kitchen/dining room, offering ample storage and workspace, together with plenty of room for family dining. French doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces.

The first floor accommodates two generous double bedrooms, both well-proportioned and filled with natural light, along with a contemporary family bathroom fitted with a modern suite.

Externally, the property continues to impress with its attractive split-level rear garden. The upper section is laid to lawn, providing an ideal space for children and pets to enjoy, while the lower tier offers a sheltered alfresco entertaining area, perfect for outdoor dining, summer gatherings, or simply unwinding at the end of the day.

To the front, the property benefits from a double-length driveway providing convenient off-road parking.

With its excellent presentation, practical layout, and sought-after location, this delightful home is sure to attract considerable interest. Early viewing is strongly recommended to fully appreciate everything this property has to offer.

Energy rating: To be confirmed.

£220,000



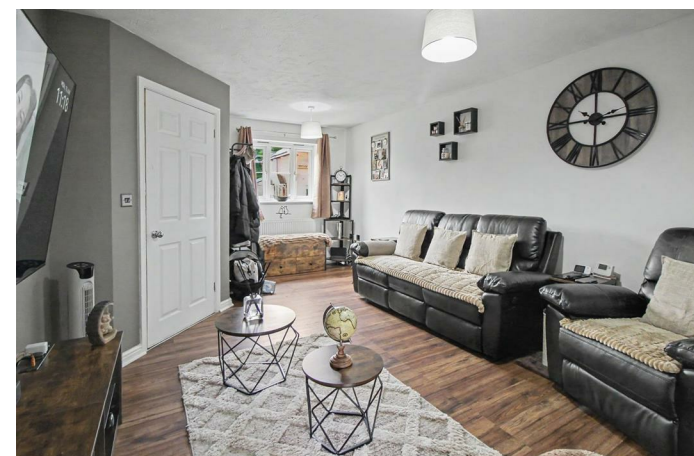
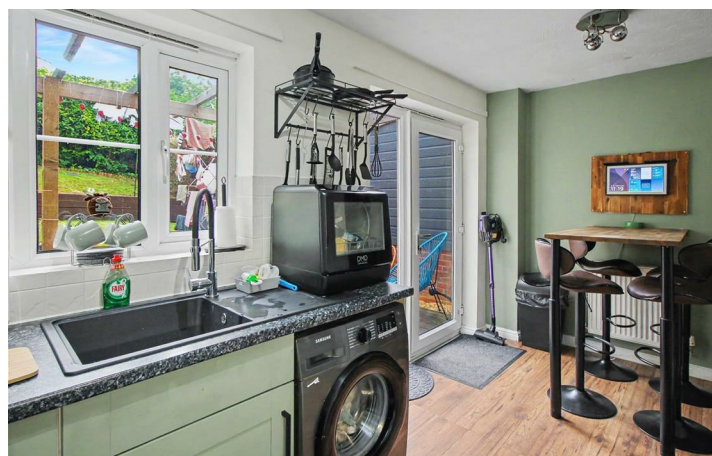
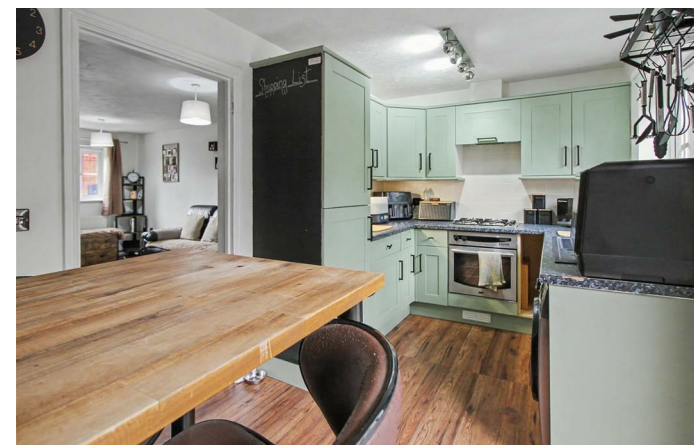
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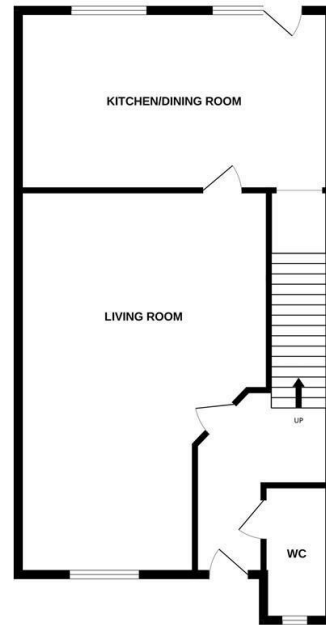
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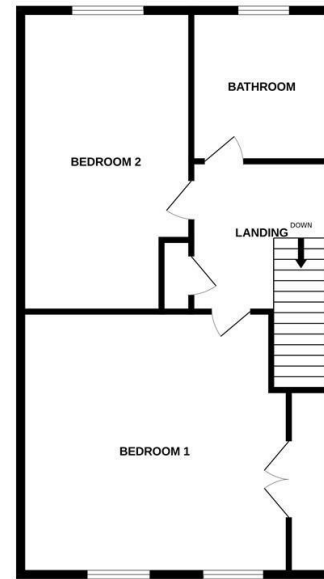
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GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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