



6 Wyckley Close
Irthlingborough, Northants NN9 5GE



Simpson & Partners



Three bedroom detached family home. Benefitting from off road parking and converted garage providing further reception/bedroom. Situated in the sought after town of Irthlingborough within walking distance to all amenities and countryside walks on your door step . Enter the property into the porch with doors leading to downstairs cloakroom and lounge/dining room offering a light and airy feel with stairs rising to the first floor and feature fireplace, archway to dining area and French doors to conservatory, door to staircase with stairs rising to the first floor and door to converted garage which the current vendors use a fourth bedroom fitted with built in wardrobes. The good sized kitchen is fitted with ample storage and built in oven, hob and extractor fan, space for fridge/freezer, space and plumbing for washing machine. To the first floor are three bedrooms with the master bedroom affording en-suite shower room fitted with vanity storage and cupboards housing wash basin, modern bathroom fitted with a three piece suite having shower over the bath. Externally to the front is a driveway providing off road parking and gravel frontage for further parking, gated access leads to the rear garden is laid to patio with insert shrub borders, large timber workshop with power and summer house also with power, enclosed with timber fencing. The rear garden Viewing is highly recommended to appreciate the location and interior of this lovely home. Council Tax Band C. EPC Rating D.

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Price £270,000



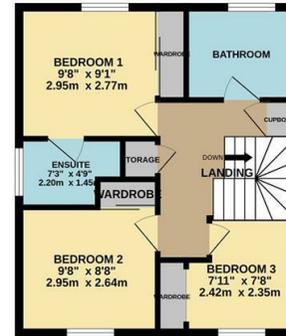
Irthlingborough is a small town offering many amenities to include shops, cafe's, restaurants, schooling, doctors and country walks situated on the edge of the town. The new Rushden Lakes development is 10 minutes drive offering many recreational facilities and shops and restaurants, along with river walks. Good road links to A45/A6 leading to M1/M6.



GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1081 sq.ft. (100.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other feature are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability can be given. Made with Neopage ©2022.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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