

Newtown Road  
Little Irchester  
Wellingborough  
NN8 2DX

£200,000



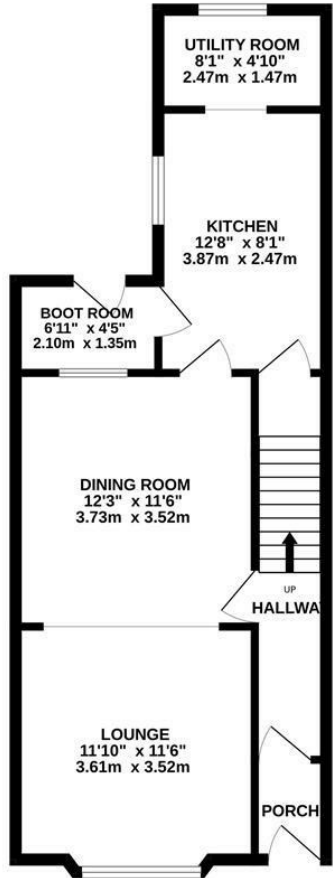
OSCAR JAMES

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# FLOOR PLANS

GROUND FLOOR  
528 sq.ft. (49.0 sq.m.) approx.

1ST FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 970 sq.ft. (90.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



Open Lounge/Diner



Kitchen & Utility Areas



Two Double Bedrooms



Four Piece Bathroom Suite



Frontage & Rear Garden



On Road Parking



## WHAT'S GREAT?

Nestled on Newtown Road in the picturesque village of Little Irchester, Wellingborough, this delightful terraced house offers a perfect blend of character and contemporary living. Just a short ten-minute stroll away, you will find a local supermarket, making everyday errands effortless. Additionally, the beautiful Irchester Country Park is nearby, providing an ideal setting for leisurely afternoons in nature.

This charming two-bedroom period property boasts high ceilings, showcasing the vintage allure that many seek in a home. Upon entering, you are welcomed by a spacious entrance hall that leads to two distinct reception areas that are open planned, perfect for relaxation or entertaining guests. The fitted kitchen, along with a practical boot room and utility space, provides ample room for culinary pursuits and daily activities.

On the first floor, you will discover two generously sized bedrooms, each serving as a peaceful retreat after a busy day. The spacious bathroom features a four-piece suite, ensuring comfort and convenience for all residents. The property is further enhanced by a sizeable rear garden, ideal for outdoor gatherings or simply enjoying the fresh air.

With the advantages of gas central heating and double glazing, this home is not only visually appealing but also practical for modern living. The property offers excellent access to both Milton Keynes and Wellingborough via the A509, all without the higher price tag often associated with Milton Keynes.

In summary, this residence presents a wonderful opportunity for those seeking a characterful home in a convenient location. Whether you are a first-time buyer or looking to downsize, this charming abode on Newtown Road is sure to leave a lasting impression.

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# SELLER'S SECRET

We've loved living here, it's been great for access to Milton Keynes and with Irchester country park, at the end of the road it really practical for dog walks or summer picnics.



## Why we like it....

This property is just a short walk to Denington industrial estate with its supermarket and leisure facilities, the river Nene and embankment and Irchester country park great for anyone that loves to outdoors or convenience.

# OSCAR JAMES

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To buy or not to buy....

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