



33 Lakeside

Irthlingborough, NN9 5SW



Simpson & Partners

Situated in a pleasant position within a quiet cul-de-sac in the popular town of Irthlingborough, this beautifully presented four-bedroom detached residence is offered to the market and provides spacious, versatile living ideal for modern family life. The property enjoys a convenient setting close to local amenities, including Rushden Lakes, alongside an abundance of scenic countryside walks nearby. Upon entering, a welcoming entrance hall leads to a cloakroom W/C, a stylish modern fitted kitchen with adjoining utility area, a separate dining room, and a generous living room enhanced by a charming log-burning stove, creating a warm and inviting focal point. To the first floor are two impressive double bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside two further well-proportioned bedrooms and a contemporary family bathroom. Externally, the home boasts a substantial rear garden enjoying a sunny aspect, predominantly laid to lawn and complemented by a selection of entertaining spaces, including a large timber pergola perfectly suited for alfresco dining and outdoor gatherings. There is great scope to extend this home due to the nature of the plot and position. To the front, a double detached garage is approached via a spacious driveway providing ample off-road parking. Early viewing is highly recommended to fully appreciate the space, setting, and lifestyle this fantastic home has to offer.

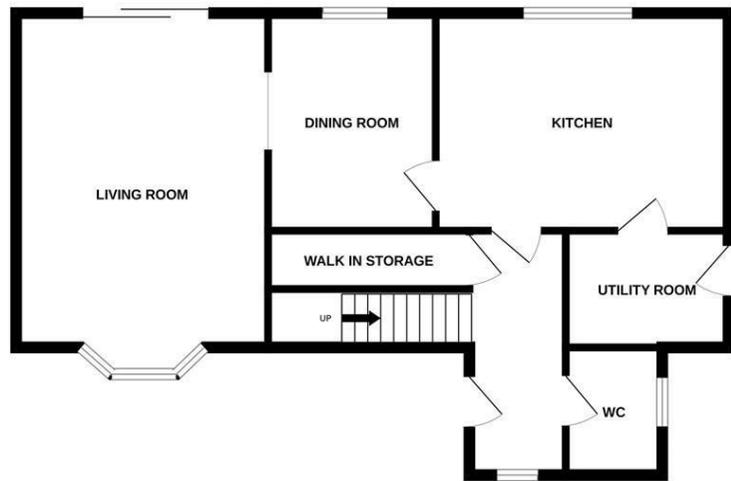


£385,000

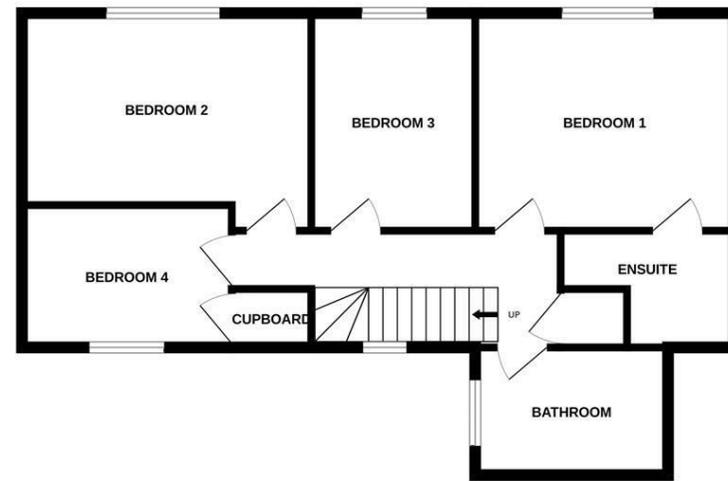
4 2 1



GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(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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