



1 School Mews

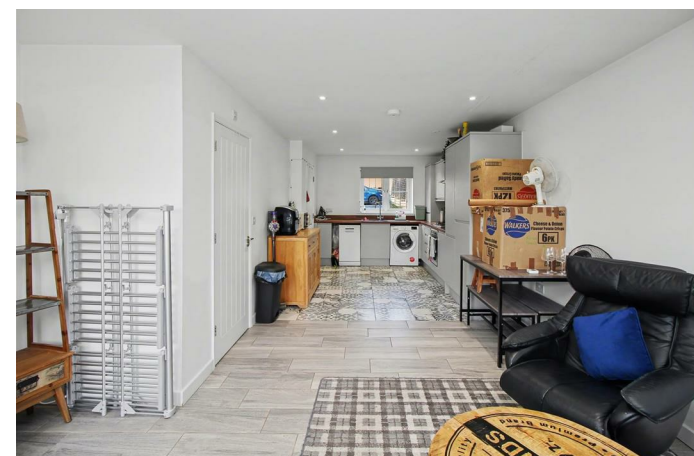
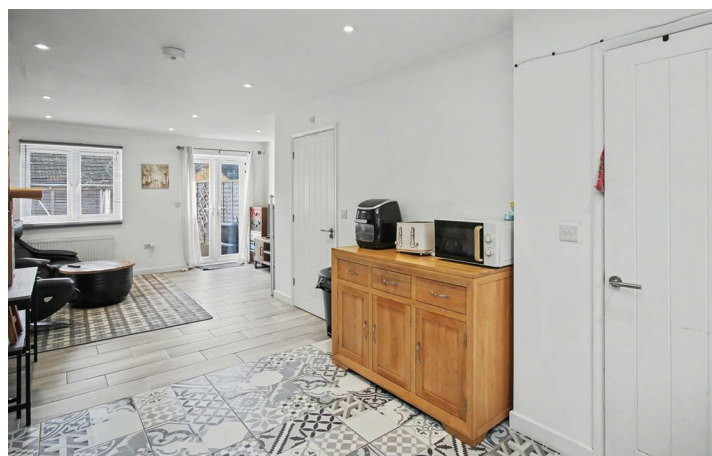
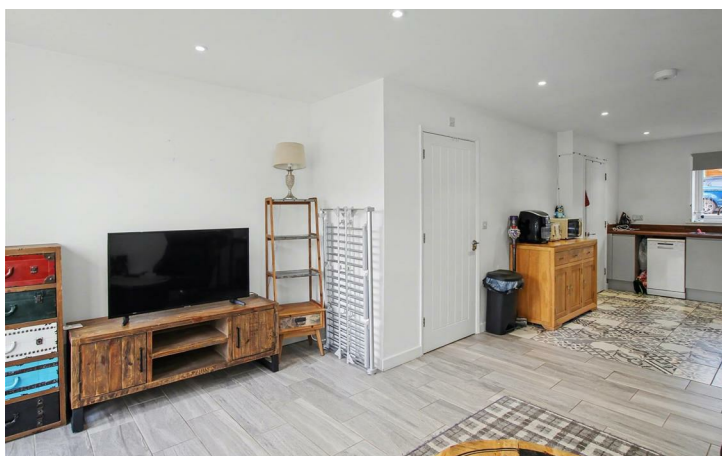
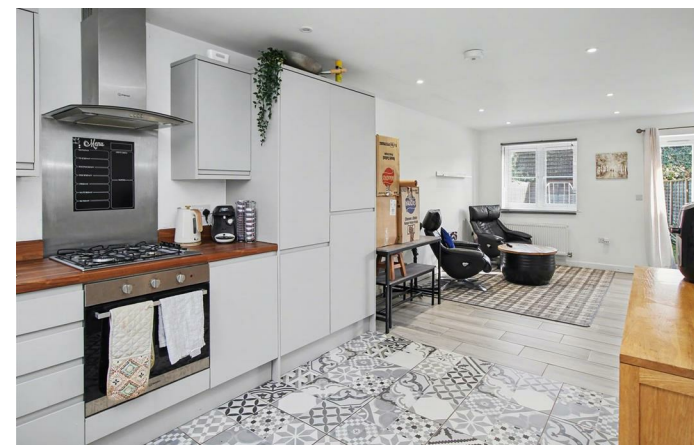
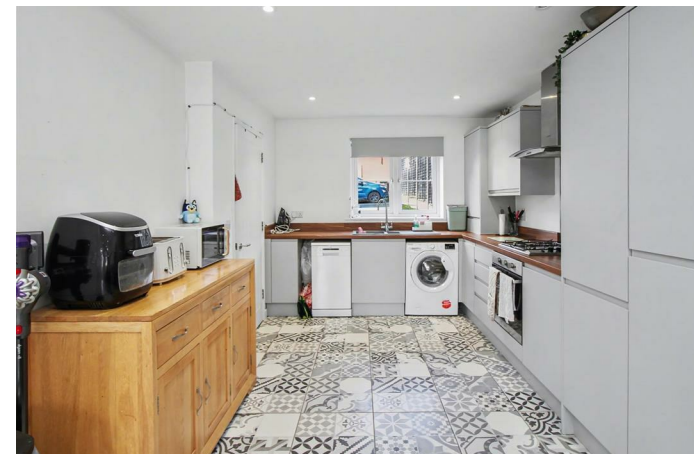
Irthlingborough, Northants NN9 5FU



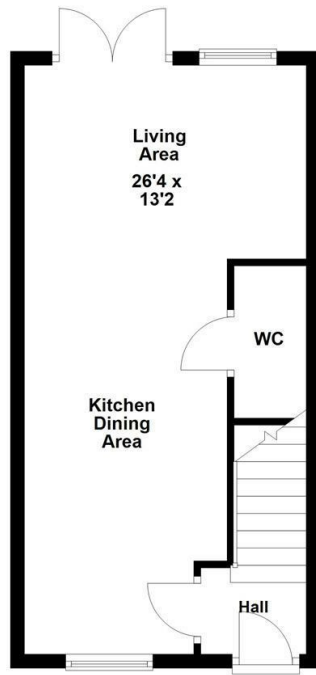
Simpson & Partners

NO UPWARD CHAIN Contemporary, spacious modern THREE DOUBLE BEDROOM home situated in quiet cul-de-sac in the market town of Irthlingborough with countryside walks and local amenities a short walk away. Flexible living accommodation set over three floors boasting master bedroom to the top floor with EN-SUITE facilities. Further benefits include off road parking and enclosed garden. Enter the property into the hallway with stairs rising to the first floor and door to: open plan kitchen/living area having patio doors to the rear garden and dual aspect windows. The KITCHEN/DINER is fitted with ample storage and built in appliances to include oven, hob and extractor fan, space and plumbing for white goods, opening through to living area, door to downstairs wc. To the first floor are two double bedrooms served by a modern family bathroom and stairs rising to the second floor with master bedroom affording en-suite shower room. Externally to the front there is allocated parking for two cars. The rear garden is enclosed with timber fencing having patio and lawn with timber shed. Viewing is highly recommended. EPC Rating B. Council Tax Band C.

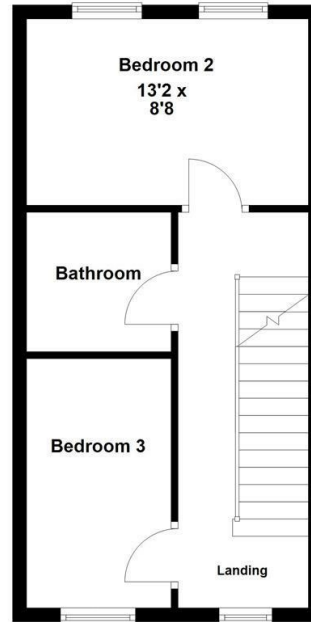
£239,995



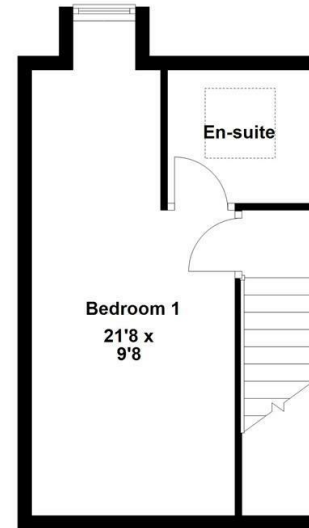
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(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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