



Chimney Crescent, Irthlingborough **Freehold** £250,000

**Pattison
Lane**

Key Features

 3  2  C  B

- Three Bedroom Semi Detached House
- En Suite to Master Bedroom
- Downstairs Cloakroom
- Beautifully Presented Rear Garden
- Driveway For Two Vehicles

Nestled in the heart of the sought-after market town of Irthlingborough, this well-presented Three-Bedroom Semi-Detached Family Home is offered to the market with No Onward Chain!

Boasting an enviable location and offering unparalleled convenience. You are just moments away from excellent local amenities, popular shops, highly regarded schools, and superb road links, perfect for the commuter.

Welcomed via the entrance hall, you are immediately greeted by the superb finish of the home. The ground floor showcases a comfortable and bright lounge, ideal for relaxing. The true focal point is the exceptionally spacious, open-plan kitchen/dining room. This contemporary hub is fitted with sleek cabinetry, integrated appliances,



and features elegant French doors providing seamless access to the meticulously maintained rear garden. A modern guest cloakroom (W/C) is also located on this level.

The first-floor hosts three well-appointed bedrooms. The master suite is a luxurious space, complete with a contemporary en-suite shower room and ample storage provided by a fitted wardrobe. A stylish, three-piece family bathroom completes the accommodation.

Externally, the private rear garden has been expertly landscaped to offer an attractive outdoor sanctuary, complete with a quality storage shed. Practicality is assured with a private side driveway offering off-road parking for two vehicles.

Viewings are highly advised to appreciate all this family home has to offer!

The accommodation comprises:

ENTRANCE HALL

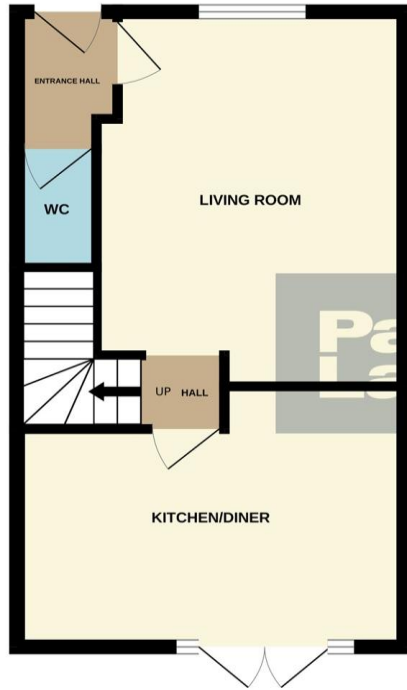
CLOAKROOM

LOUNGE 15'1 max x 11'3 narrowing to 10'8
(4.59m x 3.42m narrowing to 3.25m)

KITCHEN / DINING ROOM 14'9 x 10'9 narrowing
to 8'9 (4.49m x 3.27m narrowing to 2.66m)



GROUND FLOOR



1ST FLOOR



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FIRST FLOOR LANDING

BEDROOM ONE 8'9 plus recess x 9'8 (2.66m x 2.94m)

EN SUITE

BEDROOM TWO 7'11 x 9'6 (2.41m x 2.89m)

BEDROOM THREE 8'4 narrowing to 6'3 x 6'7 (2.54m narrowing to 1.90m x 2m)

BATHROOM

OUTSIDE

FRONT GARDEN

DRIVEWAY

REAR GARDEN

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