1 Pipers Close

Irthlingborough, NN9 5XU

Simpson & Partners

Guide price between £285,000-£295,000
Step inside and discover a home that blends contemporary style with versatile living—perfectly suited to both everyday life and entertaining.

Occupying a highly desirable position within the popular town of Irthlingborough, this beautifully presented three-bedroom link-detached residence is offered to the market with no forward chain and is nestled within a quiet cul-de-sac.

The accommodation begins with a welcoming entrance hall and convenient cloakroom/WC. At its heart is an impressive extended kitchen/breakfast room, featuring a sleek central island, high-specification integrated appliances, and Velux windows that flood the space with natural light. A separate utility room adds practicality, while the adjoining sun room opens onto an elevated terrace—ideal for relaxing or hosting guests. The main living room offers flexibility as either a lounge or formal dining area, complemented by an additional reception room on the lower ground floor.

Upstairs, there are two spacious double bedrooms, both benefitting from fitted wardrobes and air conditioning. The principal bedroom enjoys a stylish en-suite shower room with a high-quality suite, including a shower that can be operated directly from the bedroom. A third bedroom and a well-appointed family bathroom complete the first-floor accommodation.

Outside, the property truly shines, with composite decking arranged over two levels, creating fantastic outdoor entertaining space with views spreading far. There is also a large storage cupboard, an additional open storage area, and there is a space to park a car at the front.

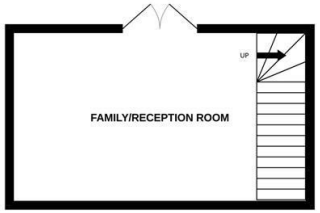
Early viewing is highly recommended. Energy rating: C.

Guide Price £285,000

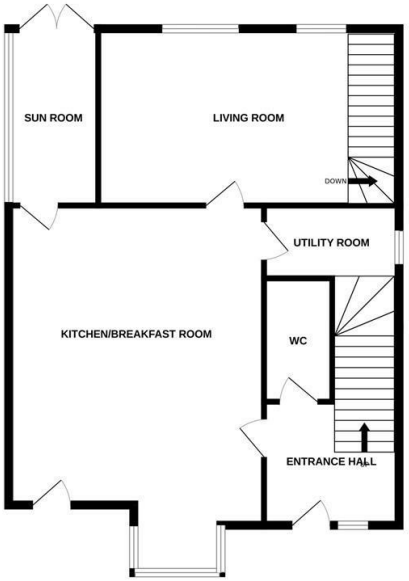
3 2 1

Simpson & Partners

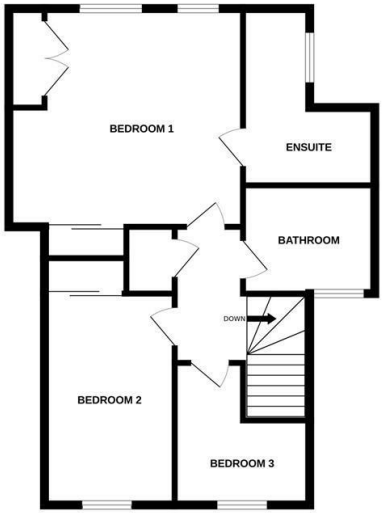
LOWER GROUND FLOOR



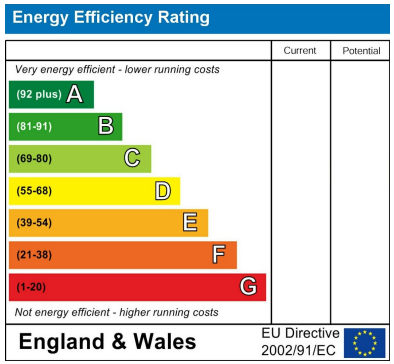
GROUND FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. 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, systems and appliances shown have not be tested and no guarantee as to their operability can be given
Made with Metropix ©2026



When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.

Simpson &Partners

Making Every Journey Personal

01832 731222
thrapston@simpsonandpartners.co.uk
https://www.simpsonandpartners.co.uk/

43-45 High Street, Thrapston, Northants, NN14 4JJ