



1 School Mews

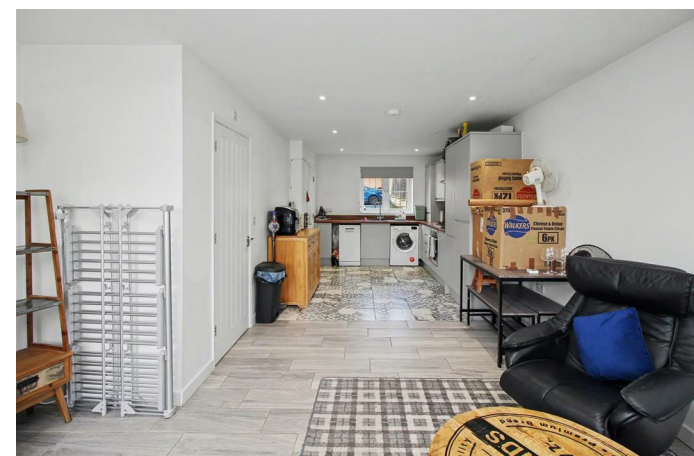
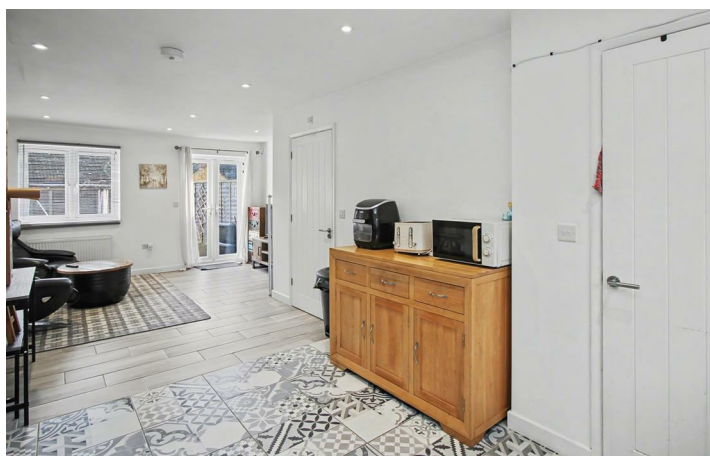
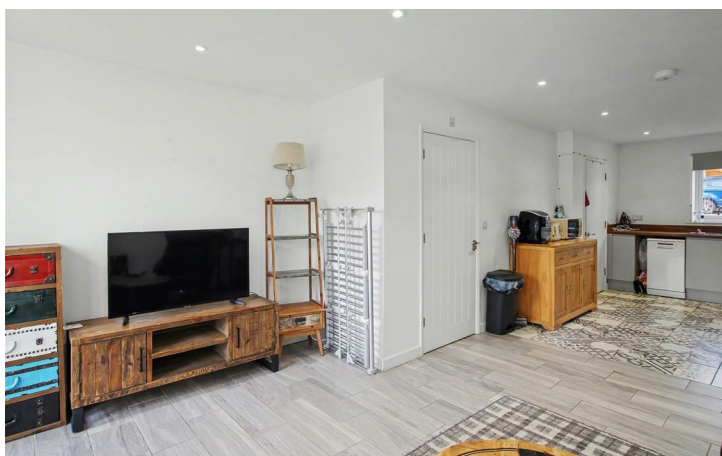
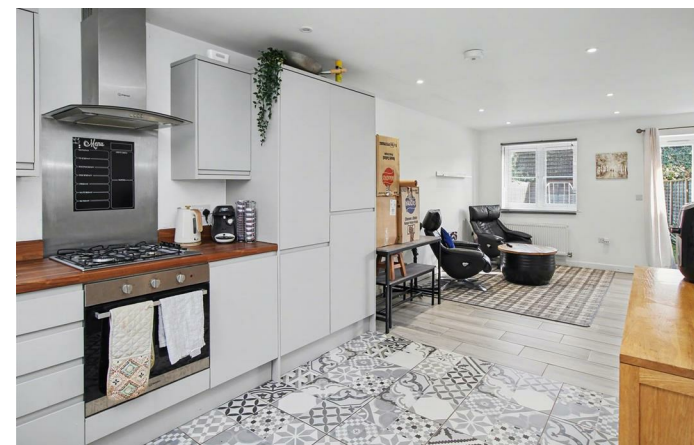
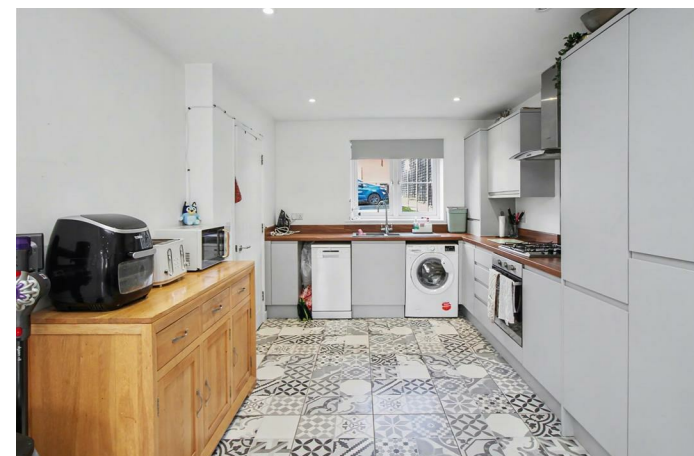
Irthlingborough, Northants NN9 5FU

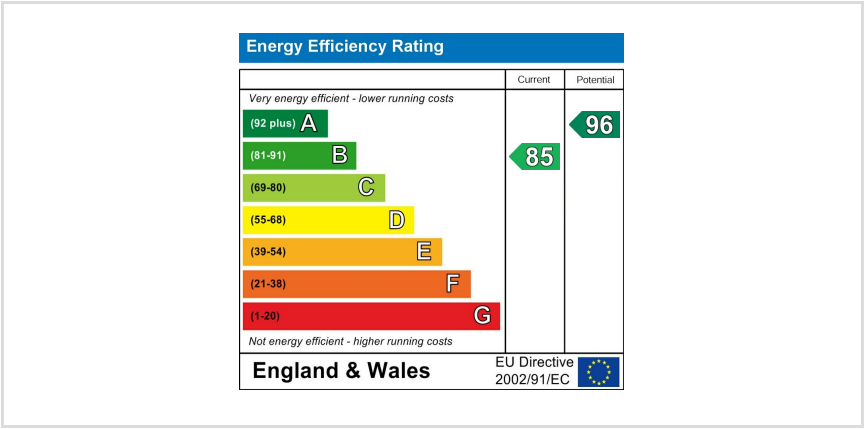
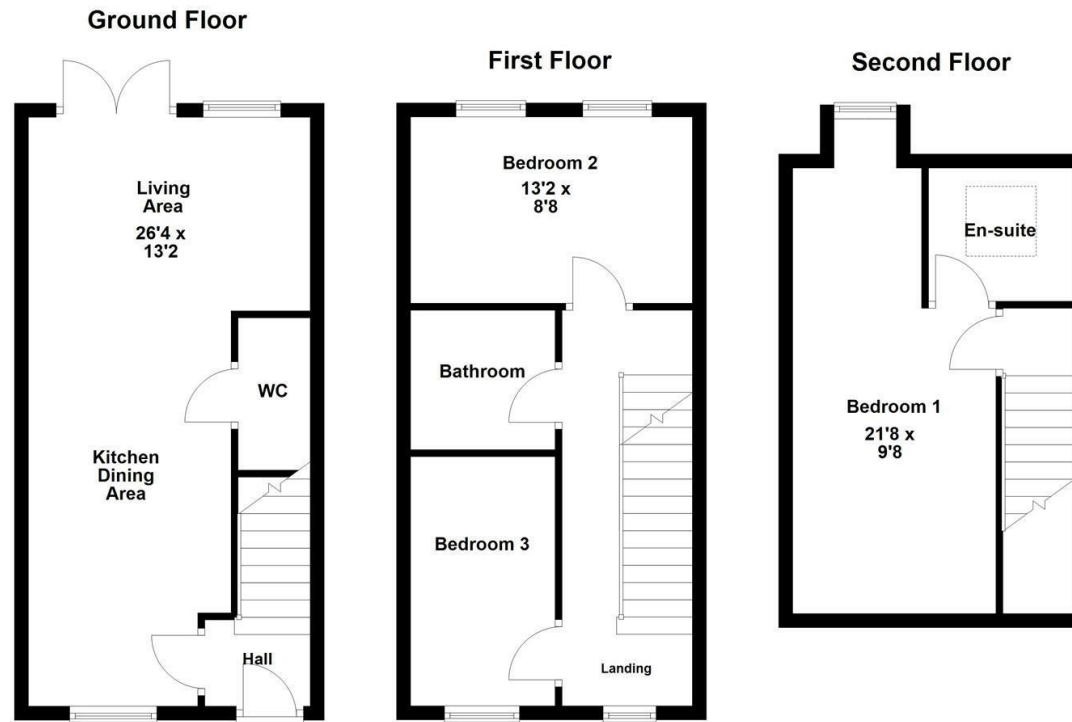


Simpson & Partners

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





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