

CHARLES ORLEBAR

Estate Agents & Auctioneers



16 Nursery Gardens, Irthlingborough, NN9 5DE

£270,000





16 Nursery Gardens

Irthlingborough, NN9 5DE

- 3 Bedrooms
- 2 Reception Rooms
- Cloakroom/WC
- Bay fronted living room
- Walking distance to High Street
- Large Kitchen
- Quiet location
- Landscaped Gardens

Situated in a peaceful cul-de-sac position with no through traffic, this beautifully presented three-bedroom semi-detached home offers the perfect blend of modern living, convenience and outdoor lifestyle. Ideal for first-time buyers, growing families and commuters alike, the property is presented in move-in ready condition throughout.

Upon arrival, you'll find off-road parking for two vehicles, while inside a welcoming entrance hall leads to a convenient ground floor WC. The spacious bay-fronted living room provides a bright and comfortable place to relax, with natural light flooding the room throughout the day.

To the rear of the property is an open-plan kitchen and dining room, creating the ideal space for both everyday family life and entertaining guests. With plenty of room for dining and direct access to the garden, this sociable space forms the heart of the home.

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for modern family living.

Outside, the private east-facing rear garden enjoys the morning and early afternoon sun, offering an excellent space for outdoor dining, relaxing and entertaining. The enclosed garden provides a safe environment for children and pets to enjoy.

The location is a real highlight, with the town centre within walking distance for everyday amenities, shops and schools, while beautiful countryside walks can also be reached on foot. For commuters, the property offers excellent access to major road links and is conveniently located for Wellingborough railway station, providing direct services to London and beyond.

A superb home in a sought-after residential location that is ready to move straight into. Early viewing is highly recommended.

£270,000



Entrance Hall

WC

Living Room 18'4" x 16'4" max (5.59 x 4.97 (4.98) max)

Kitchen/Breakfast Room
16'4" x 8'8" (4.97 (4.98) x 2.65 (2.64))

Dining Room 13'5" x 9'6" (4.08 (4.09) x 2.90)

Landing

Bedroom 1 9'10" x 9'8" (2.99 (3.00) x 2.95)

Bedroom 2
13'8" max x 9'4" (4.16 (4.17) max x 2.85 (2.84))

Bedroom 3
7'8" max x 6'8" (2.33 (2.34) max x 2.02 (2.03))

Shower Room







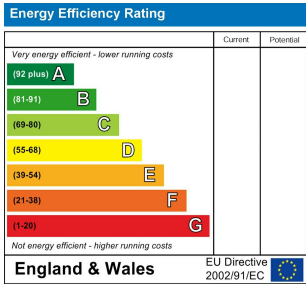
Floor Plans



Location Map



Energy Performance Graph



Council Tax Band: B
North Northants

Tenure: Freehold

Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.