



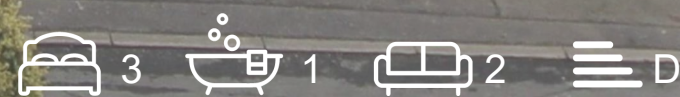
BYWATER HERRING

SALES & LETTINGS

- A TRADITION OF TRUST -



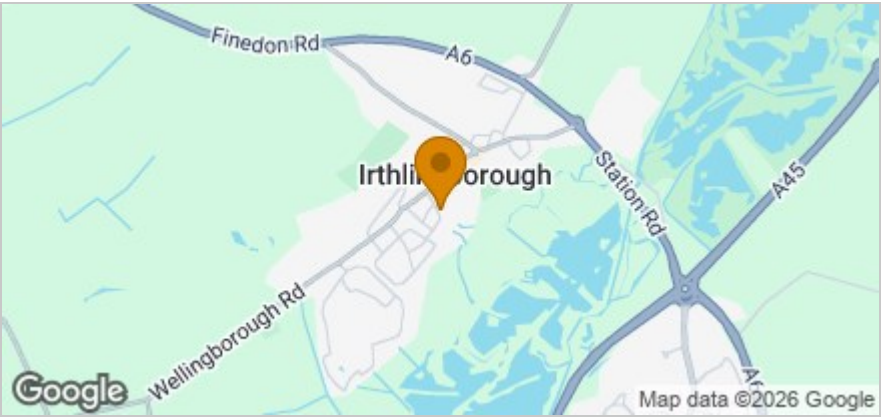
Park Road, Irthlingborough
Offers In The Region Of £245,000



Floor Plan



Area Map



Accommodation

- Three Bedrooms, Three Living Areas And A Long Garden Packed With Potential
- Three flexible reception rooms give you scope to rework, reconfigure or just keep things as they are
- Chain-free and ready to go
- Modern-but-compact kitchen could be opened up into the dining room to create a more sociable space
- Two double bedrooms and a larger-than-average single
- First floor shower room plus a downstairs WC
- 30-metre garden with space to grow veg, host BBQs or just let the kids run off some energy
- Driveway at the front plus a single garage for extra storage
- Walk to shops, schools and cafés in 5–10 mins, with Aldi, Stanwick Lakes and Rushden Lakes nearby
- London in just over an hour from Wellingborough station, under 10 mins away by car



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	81
England & Wales		EU Directive 2002/91/EC

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