



169 Finedon Road  
Irthlingborough, NN9 5TY



**Simpson & Partners**

169 Finedon Road

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## About the Property

Nestled on Finedon Road in the town of Irthlingborough, this impressive four-bedroom detached house offers a perfect blend of comfort and modern living. As you enter, you are greeted by a spacious layout that includes two inviting reception rooms, ideal for both relaxation and entertaining. The ground floor features a well-appointed kitchen, a dining room perfect for family meals, and a lounge that provides a warm and welcoming atmosphere. Additionally, a utility room with a convenient guest WC enhances the practicality of this home.

To the first floor, you will discover four generously sized double bedrooms, each designed with comfort in mind. The master bedroom boasts an en-suite bathroom, while three of the bedrooms come equipped with built-in wardrobes, providing ample storage space. A stylish four-piece family bathroom completes this level, ensuring that all your needs are met.

Outside, the property continues to impress with a delightful rear patio area that leads to a large, well-maintained lawn, which backs onto picturesque fields, offering a serene backdrop for outdoor activities. The garden is enclosed by a timber fence, ensuring privacy and security. To the front, a substantial driveway accommodates parking for multiple cars, complemented by a laid lawn and a dwarf brick wall surround, enhancing the property's curb appeal.

This home is not just a place to live; it is a sanctuary that combines space, style, and convenience. Do not miss the opportunity to make this wonderful property your own. Call now to book a viewing and experience all that this delightful home has to offer!

**£525,000**



Entrance Hall

Kitchen

Dining Room

Lounge

Utility Room/Guest WC

Landing

Bedroom One

Bedroom Two

En-Suite

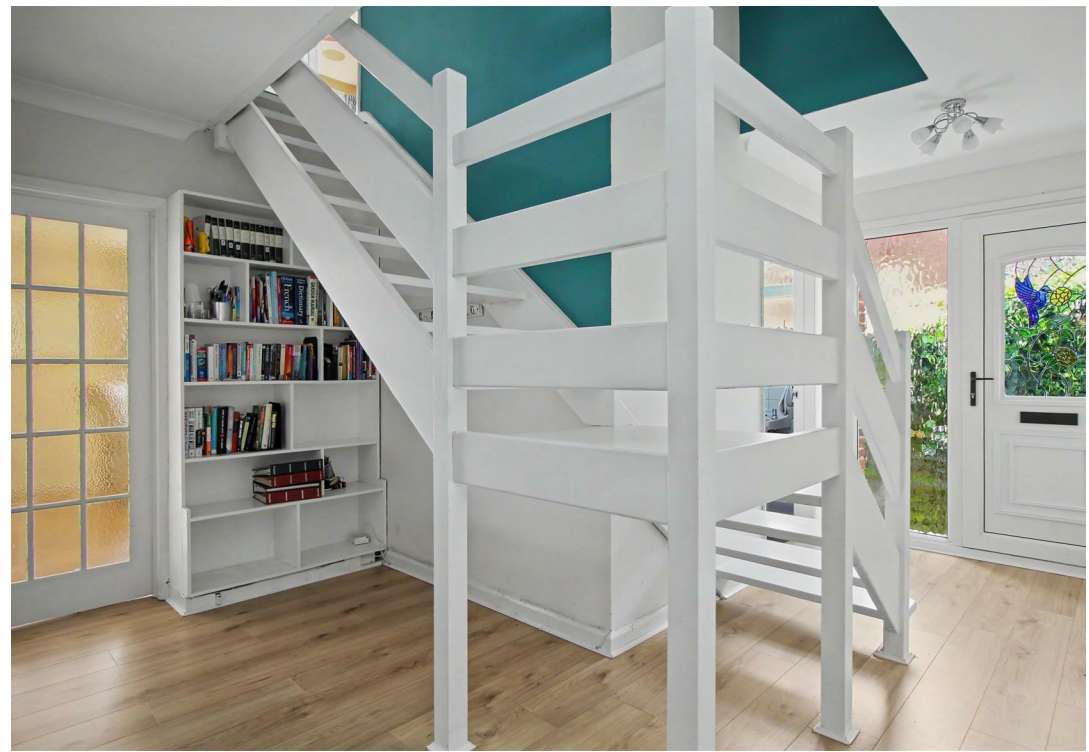
Bedroom Three

Bedroom Four

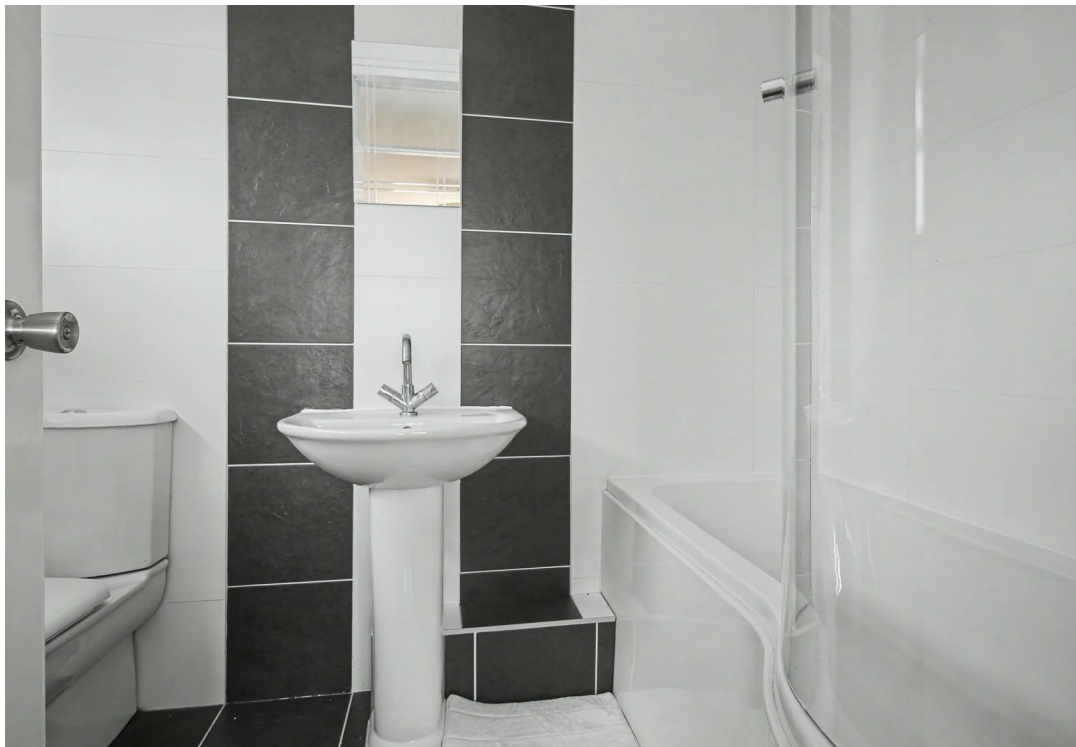
Bathroom

Garage












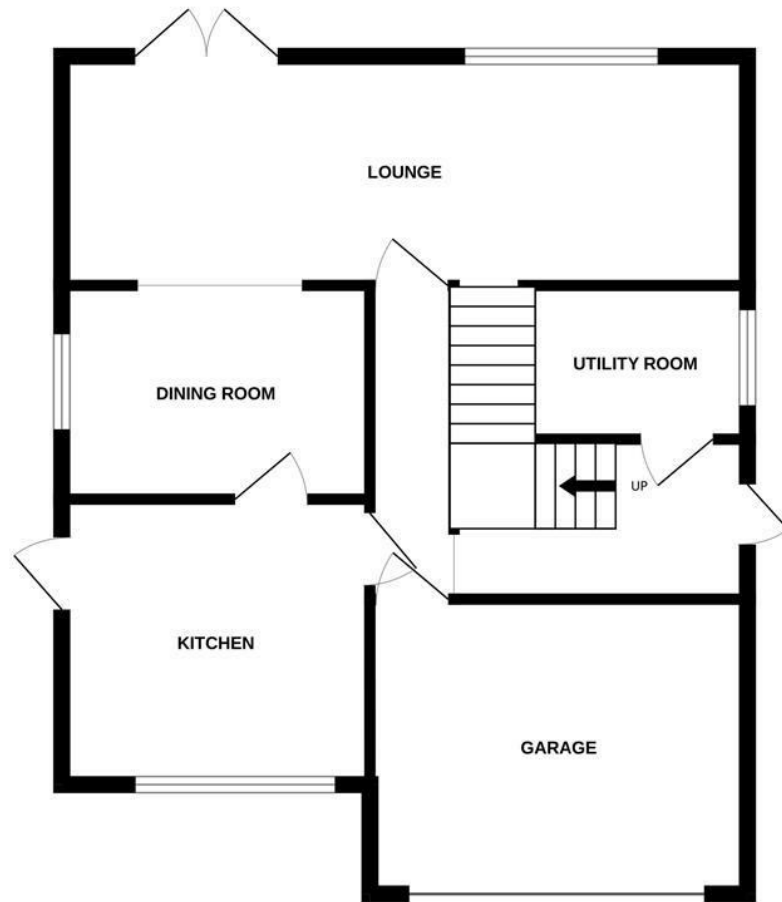


### Energy Efficiency Rating

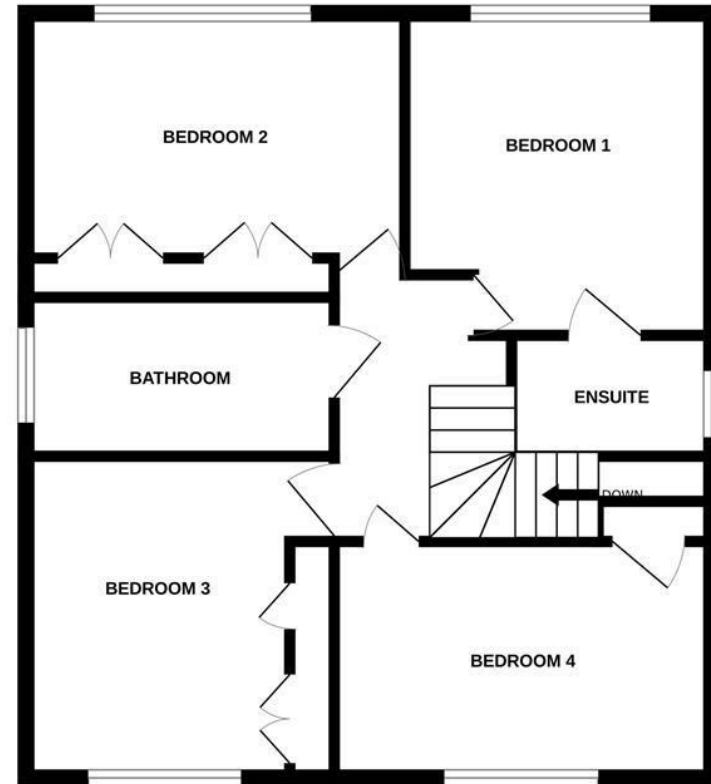
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR  
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 1274 sq.ft. (118.3 sq.m.) approx.

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