



**Spinney Terrace, Irthlingborough NN9 5SA**

**welcome to**

## **Spinney Terrace, Irthlingborough**

This Two bedroom Semi Detached home situated in Irthlingborough. To the ground floor you will find; entrance hall, lounge and kitchen. On the first floor are the Two bedrooms and the family bathroom. Externally the rear garden is laid with lawn and gated side access.



**Entrance Hall**

Entered via door to the front aspect, stairs rising to the first floor landing and door to the lounge.

**Lounge**

12' 2" x 12' 9" ( 3.71m x 3.89m )

Double aspect window to front, radiator, electric sockets, electric fireplace.

**Kitchen**

16' 4" x 11' 8" ( 4.98m x 3.56m )

Kitchen comprising range of wood style wall and base units with work tops, one and a half bowl sink and drainer, integrated induction hob and oven, under stairs cupboard housing boiler, patio doors to rear garden and window to rear.

**First Floor****Landing**

Window to side, hatch to loft.

**Bedroom One**

17' 4" x 11' 2" ( 5.28m x 3.40m )

Double aspect window, radiator, electric sockets, feature fireplace.

**Bedroom Two**

9' x 13' 4" ( 2.74m x 4.06m )

Window to rear, radiator, electric sockets.

**Bathroom**

Obscure glazed window to rear. Suite comprising bath with overhead shower and screen, wash hand basin with mirror over, WC.

**Outside****Rear Garden**

Lawned garden with gated side access, access to outhouse.

**Front Garden**

Entry to porch, side access, lawn area.



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## Spinney Terrace, Irthlingborough

- CLOSE TO LOCAL AMENITIES
- PROXIMITY TO LAKES
- IDEAL STARTER HOME
- TWO DOUBLE BEDROOMS
- WELL PROPORTIONED GARDEN

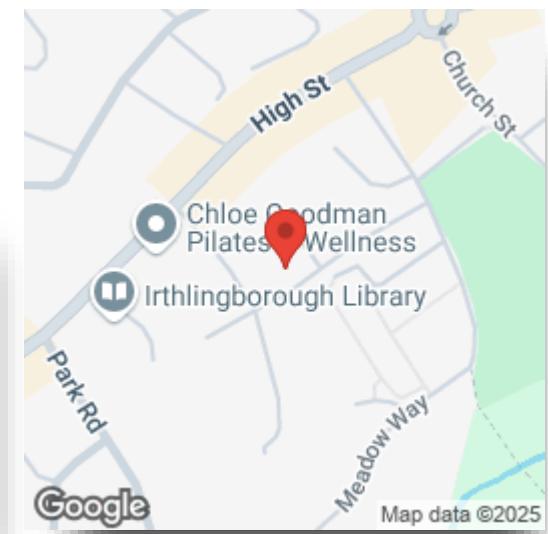
Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£195,000**



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