

Harrington Road  
Irthlingborough  
NN9 5GP

Offers in excess of £260,000

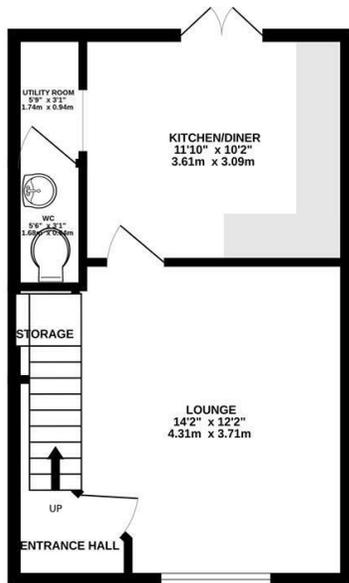


OSCAR JAMES

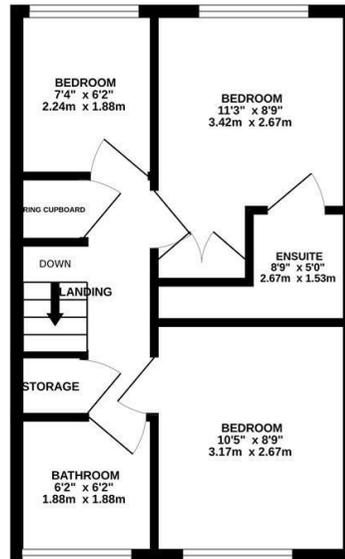
...expect excellence

# FLOOR PLANS

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



Good size lounge



Modern kitchen/diner with utility area



Three bedrooms



Downstairs cloakroom, ensuite to master & family bathroom



Low maintenance rear garden



Off road parking & Garage



# WHAT'S GREAT?

Offered to the market in excellent condition, this property presents an ideal opportunity for first-time buyers. Situated on a modern development in Irthlingborough is this well-presented three-bedroom semi detached home.

The perfect first time buy in a great location!

The entrance hall leads into a spacious lounge, which flows into a stylish kitchen/diner. The kitchen benefits from integrated appliances, along with the added convenience of a utility area and a downstairs cloakroom. French doors open out onto the rear garden, creating a bright and airy space.

Upstairs, there are three bedrooms and a family bathroom, with the master bedroom further benefiting from its own ensuite shower room.

Externally, the rear garden is designed for low maintenance, featuring a patio seating area and artificial lawn. A courtesy door provides access to the garage, while to the front of the property there is a driveway offering off-road parking.

...expect excellence



# SELLER'S SECRET

We purchased this home as first-time buyers and have absolutely loved living here. It's been the perfect space for us to grow into, with a great layout and a lovely, low-maintenance garden. The area is quiet, friendly, and well-connected, which made it ideal for starting out



## Why we like it....

A fantastic opportunity for first-time buyers to step onto the property ladder with a modern, well-presented home in a popular location. This property offers both style and practicality, making it a superb all-round choice.

To buy or not to buy....

# OSCAR JAMES

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