

120 High Street
Irthlingborough
Northamptonshire
NN9 5PX

£275,000



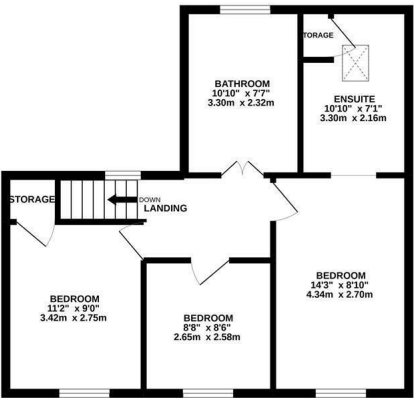
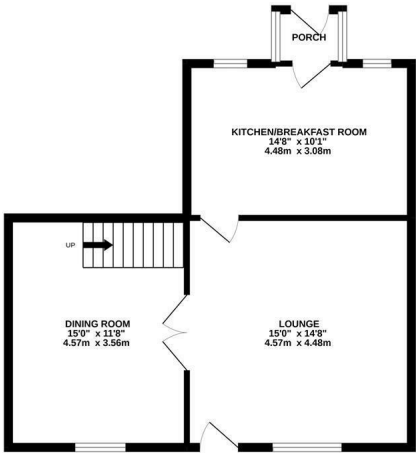
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FLOOR PLANS

GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.

1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 1093 sq.ft. (101.6 sq.m.) approx.
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...



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WHAT'S GREAT?

A rare opportunity for you to acquire this unique double fronted three-bedroom character property in Irthlingborough. Situated on the High street this property is perfectly located and is just a short walk away from the local shops, pubs, restaurants and schools.

internally this property offers fantastic living space, three double bedrooms and some stunning original features, externally this family home benefits from off road parking to the rear.

Irthlingborough is a small town offering many amenities to include shops, cafe's, restaurants, schooling, doctors and country walks situated on the edge of the town.

The Rushden Lakes development is 10 minutes drive offering many recreational facilities and shops and restaurants, along with river walks.

The major road network links of the A45 and A6 are close by leading to M1/M6. The train station in Wellingborough is a short drive away giving access to the capital in under and hour.

As you enter this fantastic property the front door leads straight into the lounge, the lounge is a spacious room and features a double glazed window to the front and there is also a

stunning fireplace which is home to a log burner, the lounge gives access to the kitchen and there is also double doors that lead into the dining room which is also an excellent size and hosts the stairs that rise to the first floor.

the kitchen/breakfast room is situated to the rear of the property and yet again is a great size, it features a fully fitted kitchen a door that leads to the rear garden.

The First floor of this property is home to three double bedrooms including the master which features an en suite, the family bathroom is also situated on the first floor which benefits from a white three piece suite.

Externally this property benefits from a low maintenance rear garden which is mainly laid to patio, there is the added benefit of a driveway to the rear which provides off road parking comfortably for two cars.

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SELLER'S SECRET



Why we like it....

OSCAR JAMES

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To buy or not to buy....
