

40 Presland Way
Irthlingborough
NN9 5UL

£230,000 (offers over)

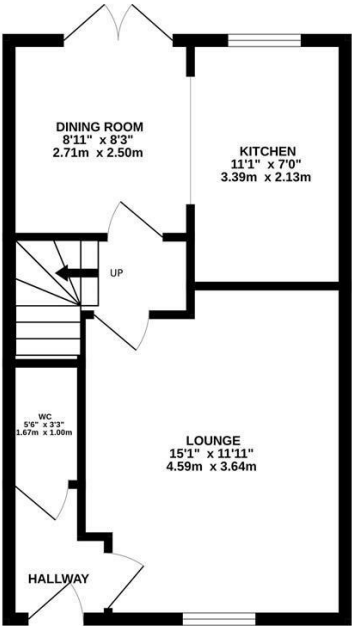


OSCAR JAMES

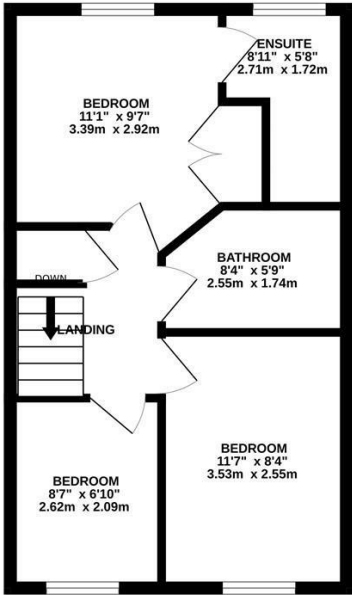
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FLOOR PLANS

GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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...



Large Lounge



Kitchen Diner



3 Bedrooms



Family Bathroom, En Suite to Master & W/C



Low Maintenance Garden



Off-Road Parking & Garage



WHAT'S GREAT?

Welcome to this delightful three-bedroom mid-terrace home located in the charming town of Irthlingborough. Perfectly designed for modern family living.

The property offers the convenience of a single garage and off-road parking, ensuring your vehicles are secure and easily accessible.

Step into a welcoming entrance hall with a convenient downstairs cloakroom. The good-sized lounge provides a comfortable space for relaxing and entertaining. The kitchen diner is a fantastic family hub, with ample space for white goods and a dining area that accommodates a table. French doors open directly into the landscaped garden, blending indoor and outdoor living.

Upstairs features two double bedrooms and a single bedroom. The master

bedroom benefits from built-in wardrobes and an en-suite shower room, adding a touch of luxury. A family bathroom serves the other two bedrooms.

The rear garden has been thoughtfully landscaped for low maintenance, providing a perfect setting for outdoor dining and relaxation.

This property is ideally situated close to local amenities, schools, and transport links, making it a perfect choice for families or professionals.

To arrange a viewing today, please call us at Oscar James!

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SELLER'S SECRET



Why we like it....

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To buy or not to buy....
