



High Street, Irthlingborough Wellingborough
£375,000 Freehold

**Sharman
Quinney**

Key Features



- THREE DOUBLE Bedroom
Detached - Suitable for 4th
Bedroom remodelling
- Approx. 1,366 sq. ft (126.9 sq. m)
Arranged over two floors
- Dual aspect Dining Room and
Lounge, Study, Conservatory
- Two titles including - Detached
Sizable Home, Gardens, Double
Gated Large Driveway
- Stone Garage, of which we are
advised of planning permission to
convert to a dwelling

Sharman Quinney are proud to offer this spacious and unique circa 1,366 sq. ft (126.9 sq. m). Arranged over two floors THREE DOUBLE-bedroom Detached home, offering modern and spacious internal living, arranged over two floors. Briefly, comprising: - Entrance Hallway, study, dual aspect lounge and dining room, fitted kitchen and rear aspect and connecting conservatory.

To the first floor are three double bedrooms, the principal bedroom has a dual aspect and is large enough to be partitioned easily to create a fourth bedroom. The landing further extends to include



an exceptionally sizable, four- Piece refitted family bathroom to complete the first floor.

Outside

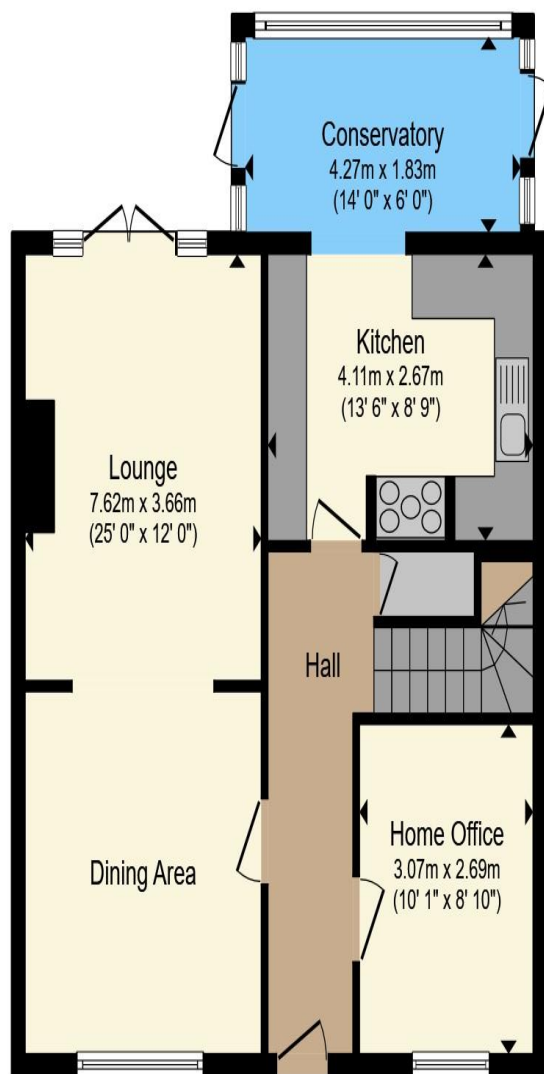
Featuring both front and rear gardens, landscaped to the rear with patio area and outdoor covered entertainment/BBQ area - with brick pizza oven. A Brick & Stone detached garage/workshop we are advised of prior permission for conversion to a dwelling, and an exceptional gated driveway that would accommodate multiple vehicular parking.

About Location

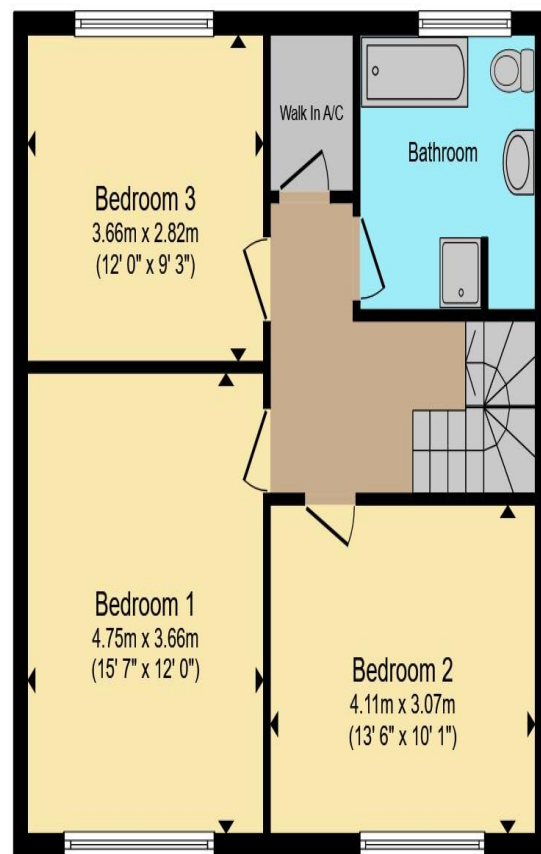
Irthlingborough benefits from local high street amenities and eateries. With wider retail facilities available from the Town centre at "Rushden Lakes "development just a short drive away and provides and a Waitrose store. Other entertainment amenities also include a multi-screen cinema and several restaurants.

Contact Sharman Quinney to arrange a viewing today to view this family home





Ground Floor



First Floor

Total floor area 125.9 m² (1,355 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Agents Note

This property is currently two registered Freehold Titles. Please note we are advised by the seller that planning consent was granted for conversion of the stone/brick garage to a one bedroomed studio. Viewing is highly recommended to appreciate the interior and location of this spacious and versatile detached home.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on:
01832 735589

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01832 735589

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 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: THR103865 - 0001

