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# Malthouse Close, Irthlingborough, NN9 5PQ

£240,000 End of Terrace

3 1 1



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



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## Property Summary

An end of terrace three bedroom property with off road parking situated within the popular town of Irthlingborough in short proximity of excellent road links and Rushden lakes.

## Features & Utilities

- ✓ End of Terrace Property
- ✓ Three Bedrooms
- ✓ Village Location
- ✓ Driveway
- ✓ Garage
- ✓ Cul-De-Sac

# Property Overview

An end of terrace three bedroom property situated within the popular town of Irthlingborough in short proximity of excellent road links and Rushden lakes. The full accommodation comprises entrance hall, cloakroom WC, fitted kitchen and lounge dining room opening onto the garden. To the first floor are three bedrooms and a family bathroom. Outside, there are gardens to the front and rear with a driveway providing off road parking and access to the garage. EPC Rating: C. Council Tax Band: B

## ENTRANCE HALL

Stairs rising to first floor landing. Radiator. Doors to:

## WC

Double glazed window to front elevation. Low level WC. Wall mounted wash hand basin. Tiled flooring. Radiator.

## KITCHEN/DINING ROOM 2.64m x 2.26m (8'8" x 7'5")

Double glazed window to rear elevation. Fitted with a range of wall mounted and base level cupboards with work surface over. One and half bowl stainless steel sink drainer unit. Tiled splash backs. Integrated appliances to include stainless steel double oven and gas hob with extractor canopy. Space and plumbing for washing machine and fridge/freezer. Wall mounted gas boiler serving domestic central heating and hot water systems.

## LOUNGE 5.00m x 4.39m (16'5" x 14'5") Maximum

Double glazed window to rear elevation. Television. Point. Telephone point. Radiator. Coving to ceiling. Understairs storage cupboard.

## FIRST FLOOR LANDING

Obscure double glazed window to side elevation. Airing cupboard housing hot water cylinder. Doors leading to adjoining rooms.

## BEDROOM ONE 3.73m x 2.57m (12'3" x 8'5")

Double glazed window to rear elevation. Radiator. Built in wardrobes.

## BEDROOM TWO 2.82m x 2.34m (9'3" x 7'8")

Double glazed window to front elevation. Radiator. Built in wardrobes.

### **BEDROOM THREE 2.49m x 1.88m (8'2" x 6'2")**

Double glazed window to rear elevation. Radiator.

### **BATHROOM 1.68m x 1.90m (5'6" x 6'3")**

Obscure double glazed window to front elevation. Low level WC. Panelled bath with electric shower over. Wash hand basin with mixer tap and inset vanity unit. Radiator. Tiled floor to ceiling. Extractor fan.

### **OUTSIDE**

#### **FRONT GARDEN**

Lawn with flower border. Driveway providing off road parking for one car leading to:

#### **GARAGE**

Up and over door. Power connected.

#### **REAR GARDEN**

Mainly laid to lawn enclosed by wooden fencing. Patio terrace area. Door to garage,

### **MATERIAL INFORMATION**

Type – End Of Terrace

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

EPC Rating – C

Electricity Supply – Mains

Gas Supply – Mains



Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Central Heating, Gas Central Heating, Gas Heating

Parking – Parking, Off-street, Driveway, Garage

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves

Rights and Easements – Ask Agent

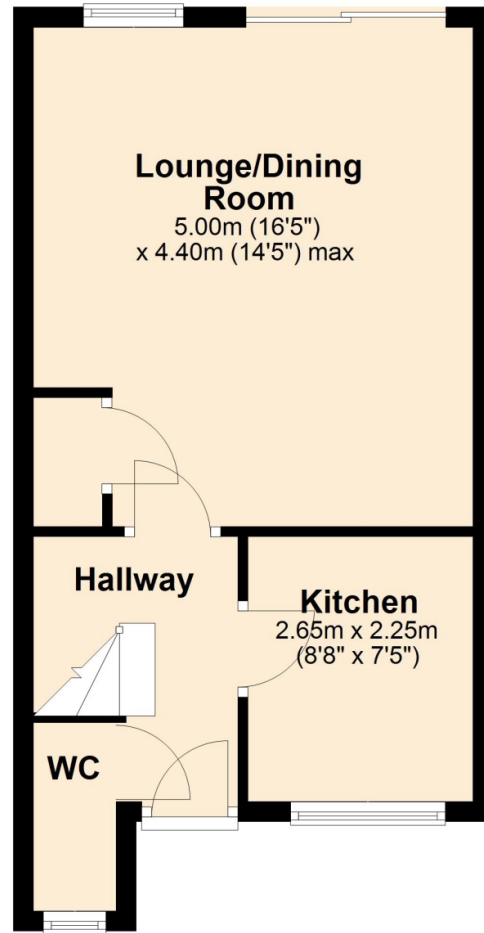
### AGENTS NOTES

i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

# Floorplan

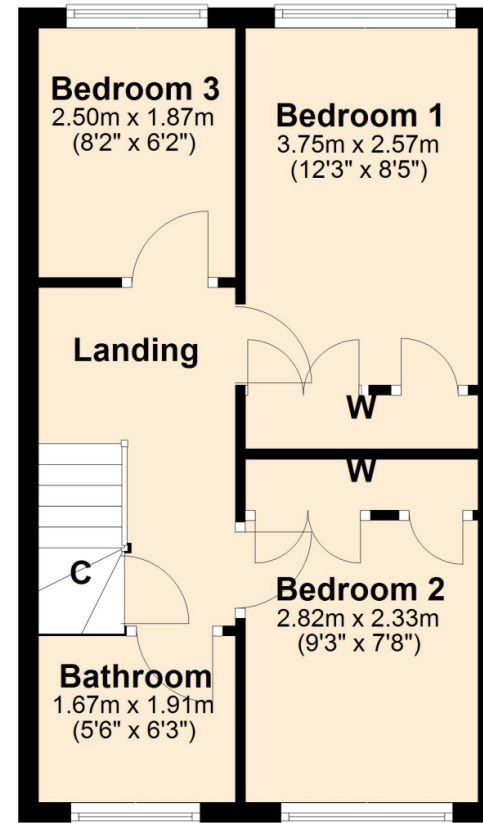
## Ground Floor

Approx. 35.3 sq. metres (379.6 sq. feet)



## First Floor

Approx. 34.0 sq. metres (366.5 sq. feet)



Total area: approx. 69.3 sq. metres (746.1 sq. feet)





# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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