

11 Marriott Close
Irthlingborough
NN9 5RB

Offers in excess of £270,000



OSCAR JAMES

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WHAT'S GREAT?

Situated on the popular Pinetrees Estate in Irthlingborough, this fabulous three-bedroom detached home is presented in excellent condition throughout. Perfectly positioned for those who enjoy scenic walks, the property is just moments from Irthlingborough Lakes, with pathways leading to both Rushden Lakes and Stanwick Lakes.

Tucked away within a cul-de-sac, this home benefits from a garage conversion, creating additional and highly versatile living space.

The ground floor comprises a spacious lounge/diner, currently arranged as a living room, with the conservatory being used as the main dining area. However, the layout offers excellent flexibility and can easily be adapted to suit a variety of lifestyles. The converted garage

provides an additional reception room, which flows seamlessly into the beautifully refitted kitchen. The thoughtful design creates a wonderful sense of flow throughout the ground floor.

Upstairs, there are three well-proportioned bedrooms, together with a modern refitted shower room and a separate WC.

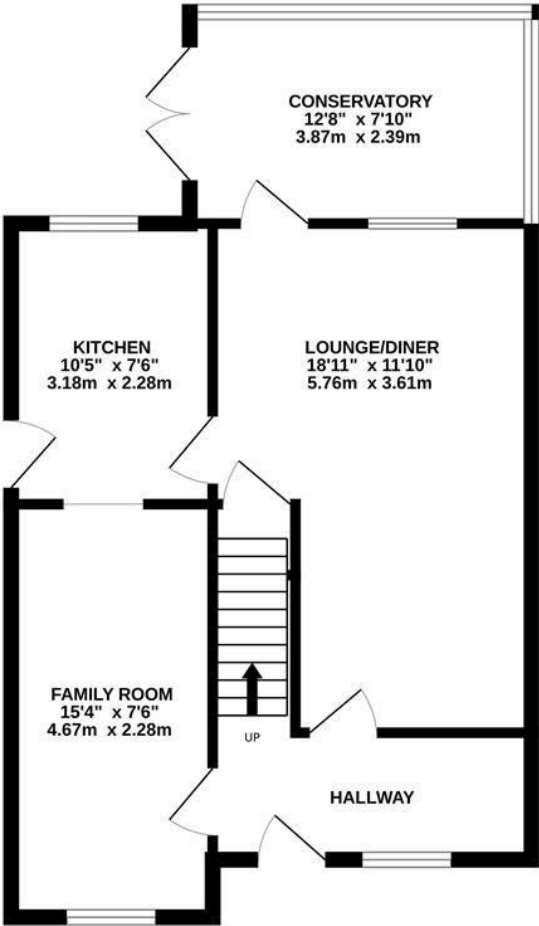
Externally, the rear garden has been landscaped and offers a well-balanced mix of patio, feature borders, seating spaces and lawn. To the front, a driveway provides off-road parking.

This is a fantastic home, ready to move straight into, with a highly motivated vendor who has already found their next dream home.

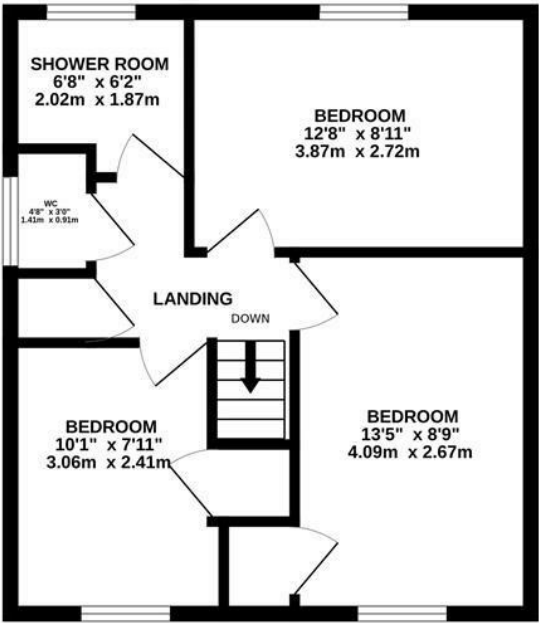
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Floor Plan

GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 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...



Versatile living throughout



Refitted kitchen



Three well proportioned bedrooms



Refitted shower room with separate W.C

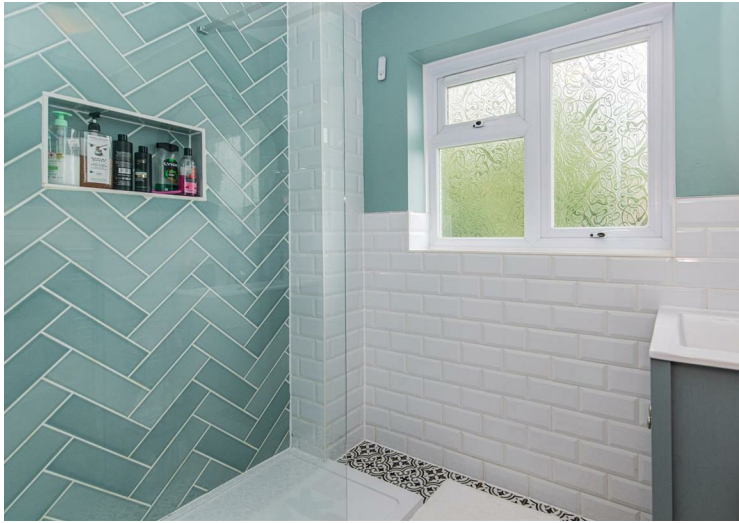


Landscaped rear garden



Driveway providing off road parking





SELLER'S SECRET

This was our first home and we've absolutely loved living here. The location has been perfect for us, especially being so close to the lakes and countryside walks. We've made many happy memories here and have enjoyed the extra space the layout provides. While we're excited to move on to our next chapter, we'll be sad to leave a home that has suited us so well.



Why we like it....

This is a fantastic family home that offers much more than first meets the eye. The garage conversion adds valuable and flexible living space, while the property's location provides the perfect balance of peaceful residential living and easy access to some of the area's most beautiful outdoor spaces. Presented in excellent condition throughout, it's a home ready to move straight into and enjoy from day one.

To buy or not to buy....

OSCAR JAMES

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