

# CHARLES ORLEBAR

Estate Agents & Auctioneers



21 College Street, Irthlingborough, NN9 5TU

£210,000









# 21 College Street

Irthlingborough, NN9 5TU

- Two double bedrooms
- Offroad parking
- Modernised kitchen and redecorated throughout
- One of the closest locations to the High Street
- Excellent access to countryside walks, nature reserve, Rushden Lakes & Stanwick Lakes
- Character property dating back to late 1800's
- Air con to main bedroom
- Garden to have new turf prior to completion
- Close to local schooling

21 College Street offers the perfect blend of period character and modern comfort. Set within one of the town's most convenient positions, this delightful home benefits from rare off-road parking and is only a short stroll from local shops, cafés, and everyday amenities. A primary school is also located along College Street itself, making this an excellent spot for buyers seeking both practicality and community.

The current owners have carried out thoughtful improvements throughout, including full redecoration, a modernised kitchen, and the installation of air conditioning for year-round comfort. Externally, the garden will feature a new lawn prior to completion, creating an inviting outdoor space ready to enjoy.

Beyond its central location, one of the property's standout features is its access to countryside walks. Just approximately 400 metres from the front door, a greenway leads directly towards Rushden Lakes and Stanwick Lakes, passing through a picturesque nature reserve—perfect for dog walkers, runners, and those who love the outdoors.

A wonderful opportunity to purchase a well-located period home with both charm and convenience. Early viewing is highly recommended.

£210,000



Lounge/Diner

24'5" x 10'6" (7.44m x 3.20m)

Kitchen

9'11" x 10'8" (3.02m x 3.25m)

Landing

Bedroom 1

17'5" x 10'9" (5.32m x 3.27m)

Bedroom 2

10'2" x 10'10" (3.09m x 3.30m)

Bathroom





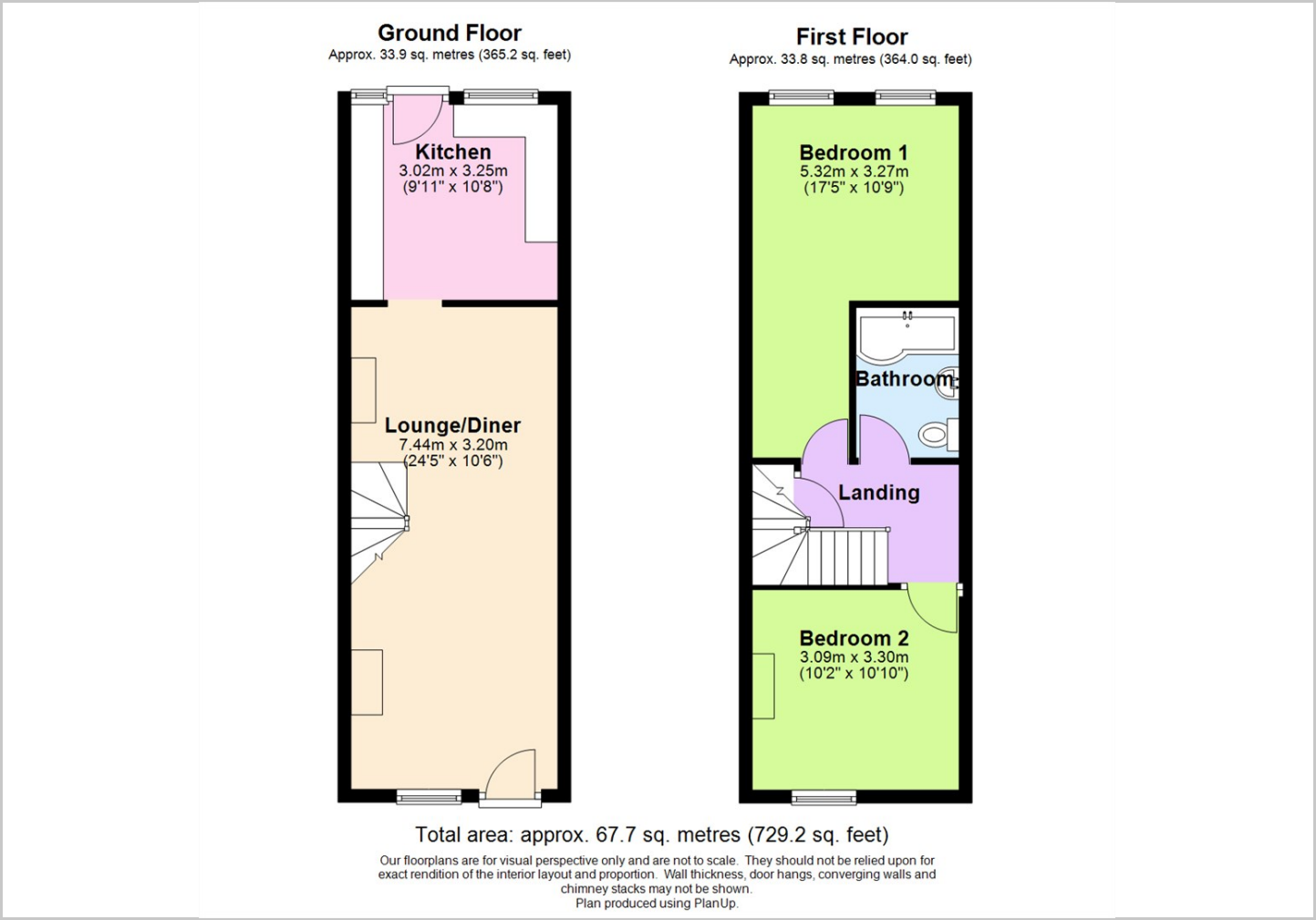








Floor Plans



Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

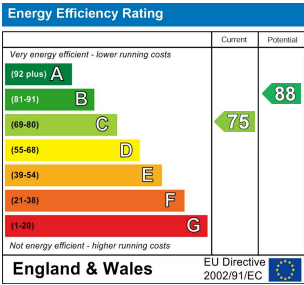
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Location Map



Energy Performance Graph



**Council Tax Band:** B  
North Northants

**Tenure:** Freehold