

11 Dairy Way
Irthlingborough
NN9 5TH

£340,000

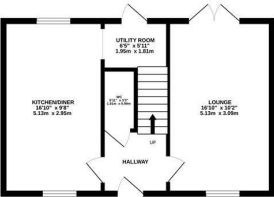


OSCAR JAMES

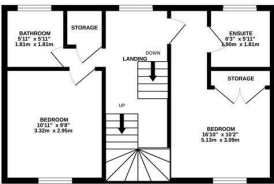
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FLOOR PLANS

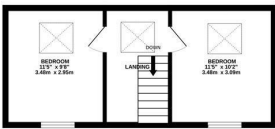
GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



2ND FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA: 1182 sq.ft. (109.8 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.
Made with Mergo 12/2025



AT A GLANCE...



Duel Aspect Lounge



Kitchen Diner with Integrated Appliances



4 Double Bedrooms



Family Bathroom, Ensuite to Master & W/C



Landscaped Garden with Slabbed Seating Area, Mostly Laid to Lawn & Access to Single Garage



Off-Road Parking and Single Garage



WHAT'S GREAT?

Nestled in a desirable location in Irthlingborough, this beautifully presented four-bedroom semi-detached townhouse offers spacious and versatile living across three floors, ideal for families or those seeking extra space.

Set back from the road, the property benefits from off-road parking for multiple vehicles and a single garage, with internal garden access for added convenience.

Upon entering, you're welcomed by a stylish hallway with elegant tiled flooring that flows seamlessly throughout the ground floor, including the hallway, W/C, kitchen/diner, and utility room. The dual-aspect lounge is flooded with natural light and features French doors opening out onto the rear garden, creating a perfect space for relaxation and entertaining.

The kitchen/diner is a standout feature – a bright, airy space with ample room for a dining table, and equipped with integrated appliances including a dishwasher, fridge/freezer, and induction hob. A separate utility room provides further practicality, with space for

freestanding appliances.

On the first floor, the master bedroom boasts built-in wardrobes and a recently renovated ensuite bathroom. The second bedroom, currently used as a dressing room, offers flexibility. The stylish family bathroom is fitted with a luxurious freestanding bath, perfect for unwinding.

The top floor hosts two additional double bedrooms, both spacious and filled with natural light – ideal for family, guests, or home office use.

Outside, the south-west facing garden has been thoughtfully landscaped and features a lovely slatted seating area, raised planters, and a well-maintained lawn. An access door leads directly into the garage, providing additional storage and functionality.

This stunning home is move-in ready and must be seen to fully appreciate the space, light, and quality on offer.

Please call Oscar James to book a viewing

...expect excellence



SELLER'S SECRET

We have loved renovating our house and making it a home over the last few years. The garden is a great size for a modern build and captures the sun all day. The house is also in a great location, only a short walk from both Stanwick Lakes and Rushden Lakes



Why we like it....

We LOVE this house. There is not much not to love. From its Immaculate condition, contemporary design, generous size rooms and even the sunny garden. Its a fantastic property in a fantastic location

OSCAR JAMES

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To buy or not to buy....
