



16 Dairy Way,  
Irthlingborough, NN9 5TH

OSCAR JAMES

Price Guide £270,000

ESTATE AGENTS

# The Property in Brief...

*Situated in the popular town of Irthlingborough, this modern three-bedroom semi-detached townhouse offers spacious and well-arranged accommodation set across three floors, making it an ideal home for families, first-time buyers, or those seeking flexible living space.*

*The property benefits from a driveway providing off-road parking along with a single garage, offering both convenience and additional storage.*

*Upon entering the home, the ground floor comprises a well-presented kitchen with space for freestanding appliances, alongside a generous lounge/diner that provides an excellent space for both everyday living and entertaining. French doors open directly onto the rear garden, allowing plenty of natural light and easy access to outdoor space. A convenient ground floor W/C completes this level.*

*The first floor offers two bedrooms, including a comfortable double bedroom and a well-proportioned single bedroom, both served by a modern family bathroom.*

*Occupying the entire top floor is the impressive master bedroom suite, featuring built-in wardrobes and a private en-suite shower room, creating a spacious and private retreat.*

*Externally, the property boasts a larger-than-average rear garden for a modern home. The garden is mainly laid to lawn with a slabbed patio area ideal for outdoor dining, as well as a raised planter adding character to the space. There is also a personal access door leading directly into the garage.*

*Located within easy reach of local amenities, schools, and transport links, this well-presented home combines modern living with a practical layout in a welcoming community setting.*



# Dimensions

## Living Room

14'08 x 13'03 (4.47m x 4.04m )

## Kitchen

9'10 x 6'06 (3.00m x 1.98m )

## Bedroom One

15'00 x 13'03 (4.57m x 4.04m )

## Ensuite

## Bedroom Two

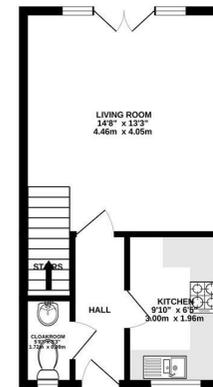
13'03 x 9'00 (4.04m x 2.74m )

## Bedroom Three

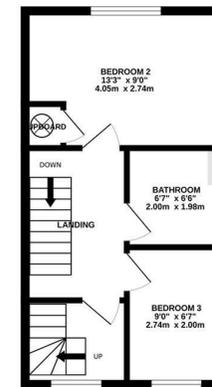
9'00 x 6'07 (2.74m x 2.01m )

## Bathroom

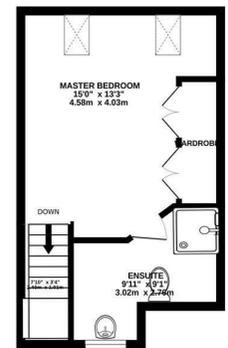
GROUND FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



2ND FLOOR  
276 sq.ft. (25.6 sq.m.) approx.



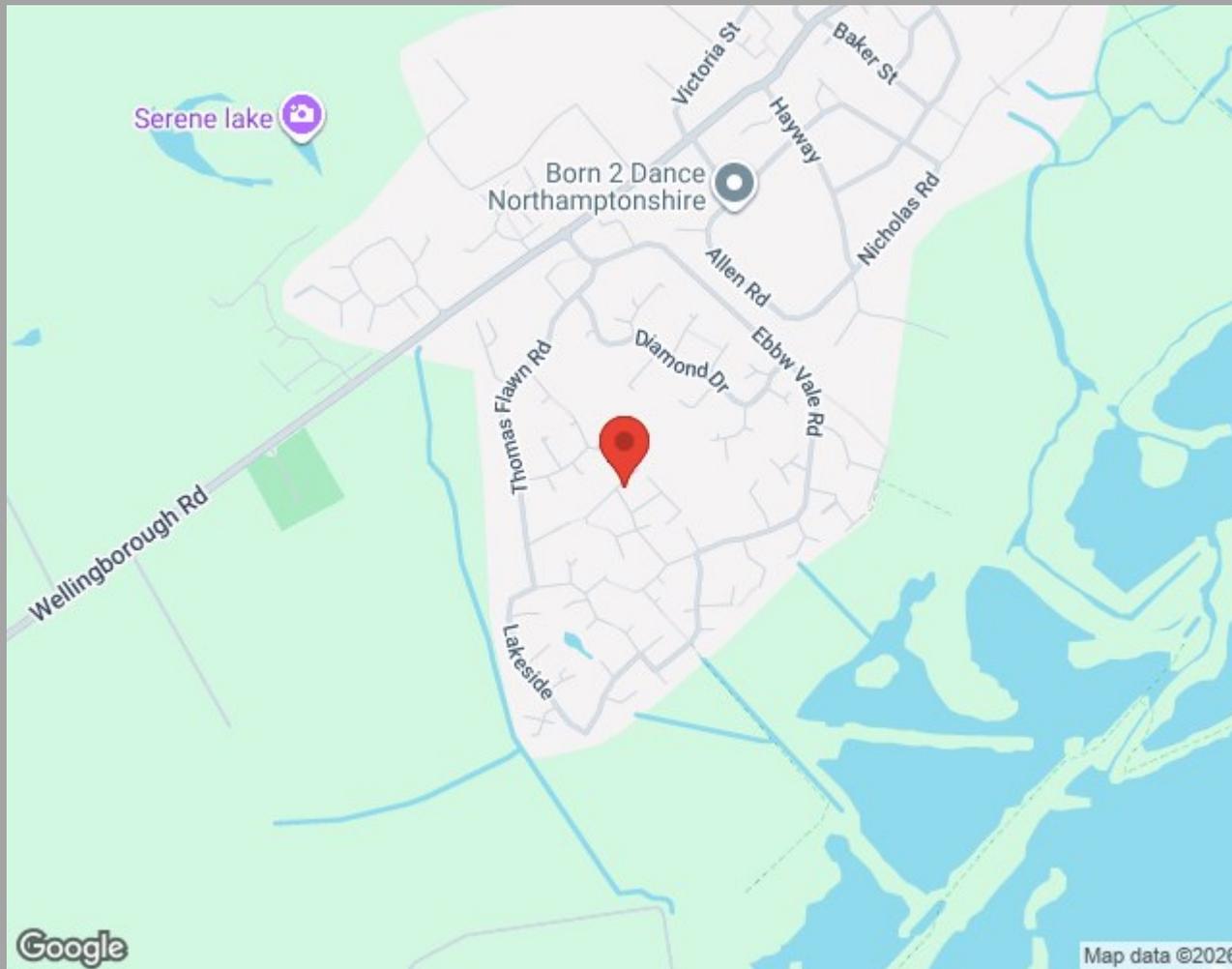
TOTAL FLOOR AREA : 926 sq.ft. (86.0 sq.m.) approx.

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 Metropix ©2025

## What our vendors say...

*The location of the house is brilliant for active types, nature lovers and shopaholics alike. The house is situated at the top of a very quiet road, from your doorstep you can walk straight into the Wildlife Trust's Nene Wetlands Reserve or walk/cycle a little further to Rushden Lakes shopping centre; where you can enjoy a spot of retail therapy, lunch, and/or a movie. There is something for everyone in this quiet corner of Irthlingborough. There are even beavers; the first in 400 years!*

*With direct links to London St Pancras, in under an hour, living here is truly the best of both worlds.*



Find us at;  
45 High Street  
Burton Latimer, NN15 5LB

01536 722 222  
burton@oscar-james.com  
www.oscar-james.com  
Follow us on Facebook

Whilst every attempt has been made to ensure the accuracy of the floor plan and details 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 have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.