



**HENDERSON  
CONNELLAN**

ESTATE AGENTS





Jubilee Street,  
Irthlingborough,  
NN9 5RL

## “Expect the Unexpected”

Generously proportioned end of terrace period property exuding character and charm whilst also benefitting from a modernised interior, off road parking and a detached single garage.



### Property Highlights

Situated on the periphery of Irthlingborough, within walking distance of the local Co-op supermarket and other local amenities. Great travel links are available as the A45 and A6 are in close proximity, with Rushden Lakes just under 4 miles away. Wellingborough train station is under a ten-minute drive away and provides a fantastic commuter rail link to London.

Entrance through the uPVC porch leads into the Entrance Hall which boasts a Minton tiled floor, panelled walls to dado height, a dado rail and stairs with an ornate newel post, rising to the first floor with a storage cupboard underneath.

Natural light floods into the Living/Dining Room from the sliding patio doors and windows to the front and side elevation. It also benefits from an exposed stone chimney breast, an open fireplace and a second cast iron decorative fireplace. In addition to this there is an opening into the kitchen creating a wonderful open plan feel.

Generously sized Galley Style Kitchen to include black terrazzo style marble tiles, painted panelling which covers the walls and ceiling, an array of fitted oak eye and base level units, roll-top work surfaces, and a stainless-steel single bowl and separate draining board. The Kitchen also boasts a range cooker with a stainless-steel splash back and chimney style extractor hood. A further patio door and window to the side elevation allow more natural light into the room and access to the Garden.

A door leads from the Kitchen into a quarry tiled vestibule that provides access into the ground floor WC and a separate Utility Room. The Utility Room features timber panelled walls and ceiling and incorporates an array of additional storage in the floor and wall mounted units. In addition to this, there is a window to the side elevation, roll top work surfaces, space and plumbing for under counter appliances (not included), a ceramic Belfast sink and a cupboard that houses the modern gas fired Worcester combi boiler.

Three bedrooms, all have been recently redecorated, have new carpets and two are double in size. Bedroom one is located at the front of the Property and Bedroom Two is situated towards the rear with built-in wardrobes and dual aspect windows.

Contemporary family Bathroom offering excellent proportions and featuring attractive ceramic tiled flooring, metro tiled splashbacks, a tall chrome heated towel radiator and a four piece suite to include a low-level WC, a wash basin built into a useful storage unit, a panel enclosed bath with a handheld attachment, and an oversized walk-in shower with a low threshold and a thermostatic rainwater style shower with a handheld attachment.

Detached single Garage, larger than you might expect measuring 18'10 by 9'11, with a manual up and over door, a window to the rear elevation and benefitting from light and power. In addition to this there is a separate Workshop measuring 20'11 by 6'11, with windows looking into the Garden, two pedestrian doors, light and power.

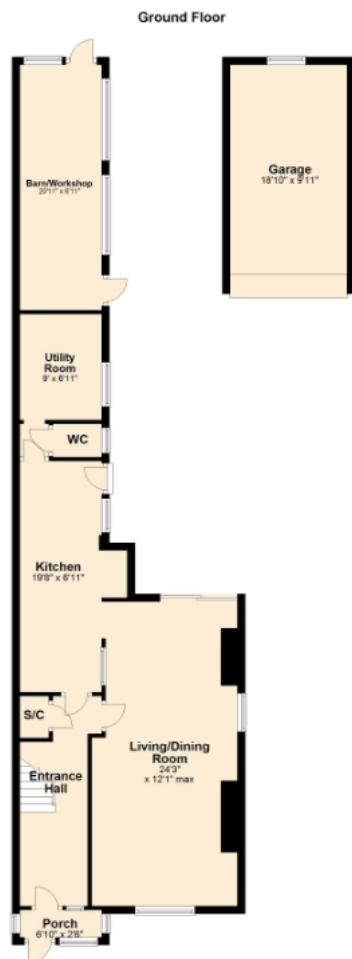




## Outside

There's a small frontage to the Property with a hard standing forecourt and a lane down the side of the Property, which is shared with the neighbour and leads to the recently fitted double timber gates that provide vehicular access into the rear Garden.

The South/West facing rear Garden is perfectly positioned to catch the sun and by the sliding doors of the Dining Area there is a hard standing patio ideal for entertaining. A path and lawn flow up the Garden past the Workshop with a raised rockery and pond. Towards the rear of the Garden there are double timber gates providing vehicular access from the side lane, an area of lawn and a manual up and over door with access into the single Garage.

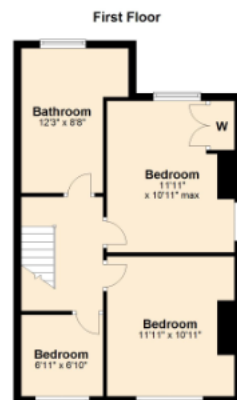


### Total Area Measurements (Approx.)

**House** 1097.30 sqft / 101.94 sqm

**Garage & Workshop** 334.80 sqft / 31.10 sqm

**Total** - 1432.10 sqft / 133.04 sqm



\*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.