



**HENDERSON
CONNELLAN**

ESTATE AGENTS



Thomas Flawn Road,
Irthlingborough,
NN9 5PA



“Easy Living”

Discover this beautifully presented four-bedroom detached family home, situated on a generous, established plot within the sought-after Pinetrees development. This property offers a modern finished and easy access to Rushden Lakes via a peaceful countryside walk, while also boasting excellent transport links for commuters.

Property Highlights

This home sits on a desirable, elevated plot that feels mature and established. Its prime location in Irthlingborough means you benefit from a popular setting within walking distance across idyllic countryside to the fantastic amenities of Rushden Lakes. For those commuting, Wellingborough train station is a short drive away, providing a direct rail link to London St Pancras International in under an hour.

Enter through the uPVC front door into the inviting Entrance Hall, where a stunning limestone tiled floor immediately sets a tone of quality. This premium flooring extends seamlessly throughout the ground floor and a staircase with a useful open storage space beneath leads to the first floor.

The Living Room is a beautifully light-filled space, thanks to its dual-aspect window to the front and French doors with sidelights to the rear. The attractive decor and seamless flow of the limestone flooring make this a versatile and welcoming room with ample space for a variety of furniture arrangements.

A separate formal Dining Room, also featuring the high-quality limestone flooring, overlooks the rear garden. Its proximity to the kitchen offers the potential to be converted into a more modern, open-plan kitchen/dining space, subject to the necessary consent.

The modern Kitchen continues the limestone tiled flooring and features metro tiled walls. The kitchen boasts fitted eye and base level units with under-counter lighting, roll top work surfaces, a one and a half bowl stainless steel sink and draining board, and integrated appliances, including a fridge/freezer, a slimline dishwasher, a low-level double oven, and a four-ring gas hob with a concealed extractor fan. A door and window provide access and views to the rear garden.

A convenient Ground Floor WC completes the downstairs accommodation, with ceramic tiled flooring and walls, a chrome heated towel radiator, and a two-piece suite.

The stairs lead up to the first floor Landing, which is flooded with natural light from a window to the front elevation. The landing provides access to the first floor rooms and includes a useful airing cupboard, which currently houses a tumble dryer (not included) and additional storage.

Upstairs, you will find Four Bedrooms, two of which are spacious doubles. The Principal Bedroom is of a generous size with attractive decor, while Bedroom Two benefits from a built-in mirrored sliding wardrobe, offering excellent storage.

The modern Family Shower Room features vinyl flooring, tiled splashbacks, and a chrome heated towel radiator. The three-piece suite includes a low-level WC, a wash hand basin built into a storage unit, and an oversized shower enclosure with a thermostatic rainwater-style shower head and a handheld attachment.

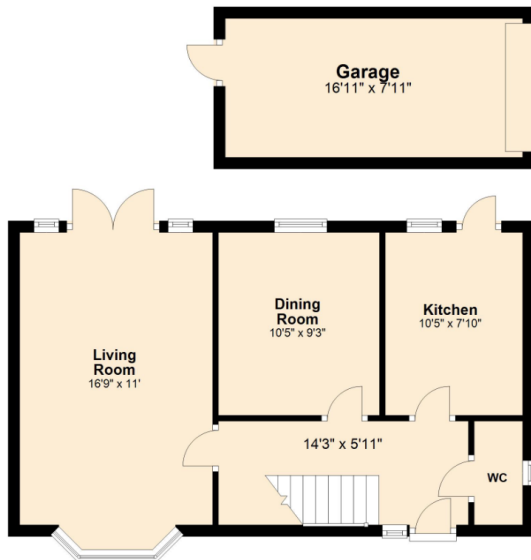
Separate single Garage, benefitting from a remote operated electric roller door to the front, a pedestrian door providing access from the rear garden and also with lighting and power sockets.

Outside

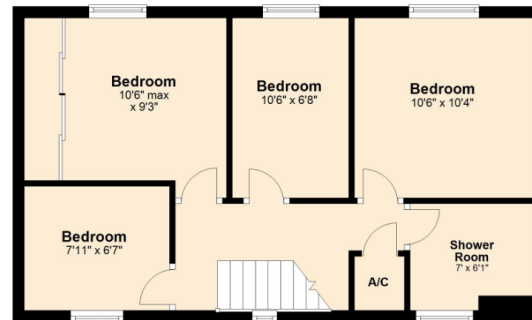
This property is set on a generous, elevated plot with an extensive front lawn, offering an abundance of potential. A path leads up to the front door, while the driveway, situated to the rear of the property, provides ample off-road parking and leads to the single garage.

The South-East Facing Garden wraps around the property, providing sun throughout the entire day and there is a reclaimed red-brick wall to one side forming a secure boundary. The landscaped garden features a hardstanding patio area, ideal for entertaining, and a generous lawn. Steps lead down to a further patio and the pedestrian door of the garage, while to one side there is gated access to the front of the property.

Ground Floor



First Floor



Total Area Measurements (Approx.)

House - 971 sqft / 90.21 sqm
Garage - 134.2 sqft / 12.47 sqm
Total - 1,105.2 sqft / 102.68



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