



**HENDERSON  
CONNELLAN**

ESTATE AGENTS





## “Exclusive, Executive and Eco-Friendly”

Situated in an exclusive location with countryside views, this beautifully finished executive property also benefits from extended accommodation and a high quality solar panel system with battery storage, providing excellent eco-friendly and cost saving benefits.



Meadow Way  
Irthlingborough  
NN9 5RS







## Property Highlights

Situated in a highly sought-after cul-de-sac of exclusive, individually designed properties, this home enjoys a prime position in the heart of Irthlingborough. It offers the unique benefit of being just a short walk from the town centre, while simultaneously providing a rural feel and far-reaching views across the stunning Nene Valley Lakes. Excellent commuter links are on your doorstep: the A6/A45 are easily accessible, and Wellingborough Train Station is approximately a 10-minute drive, offering a fast rail link to London in under an hour. Furthermore, the vibrant Rushden Lakes retail and leisure park is within easy walking distance via the beautiful Irthlingborough Lakes and Meadows.

Experience true "turnkey" luxury in this wonderfully finished property. Offering extensive accommodation and picturesque countryside views, this home is as smart as it is beautiful. Enjoy exceptional energy efficiency thanks to the 10.34kW solar panel system and 20kWh of battery storage (4 batteries). This system is designed to fully offset the property's utility costs through the Feed-in Tariff. Heating is provided by gas-fired central heating, which includes wet underfloor heating in the extended living room, supported by smart thermostats and three integrated air conditioning units providing both warm and cool air.

Entrance through the uPVC front door leads into the Entrance Hall where the high quality finish is immediately evident. There is a porcelain tiled floor, solid oak doors into the accommodation, a generous storage/boiler cupboard, useful pull-out under stairs shoe storage and a refitted staircase with solid oak newel post and handrail with glass balustrade.

Truly impressive Kitchen/Dining Room with a seamless continuation of the porcelain tiled floor from the entrance hall, sectional LED lighting, attractive suspended lighting over the kitchen island, solid oak and glass double doors into the living room and bi-folding doors that lead out to the patio area of the garden. There is ample space to dine and entertain, an air conditioning unit providing cool air in the summer and hot air in the winter, and due to the versatility of the accommodation, you could use the kitchen for an open plan living space if desired.

The fitted Kitchen is beautifully designed and finished with gorgeous matt black eye, base and tall pull-out larder units finished with sparkle quartz worktops and matching upstands. There is a central island unit providing additional storage and worktop space and there is an inset composite sink with an 'Insinkerator' instant boiling hot water tap. There is a fantastic pantry cupboard with excellent storage and high quality integrated appliances to include 'Neff' slide and hide oven, a microwave combi-oven and a plate warmer. There is also a four-ring induction hob with concealed extractor hood, a tall larder fridge and an under-counter dishwasher in the island unit.





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The impressive Living Room is a recent addition in the form of a ground floor extension and makes the most of the stunning view of the Nene Valley Lakes through the 5m wide bi-folding doors that give seamless inside-out entertaining. There is a porcelain tiled floor with wet underfloor heating, a central recessed carpet and in one corner there is a useful wood store, while in the other corner there is the freestanding wood burner. The TV is mounted on the wall (not included) with concealed wiring and wiring in place for surround sound system (available under separate negotiations). The room has air conditioning to provide cool and warm air, LED downlights, a central ceiling light and wall lights to help provide versatile ambient lighting.

Separate Utility Room with porcelain tiled flooring, a door with sidelight windows to the side passage, eye and base level units with a stainless steel sink and draining board and space for a freestanding appliance (not included).

Additional Reception Room which was once the living room before the property was extended. Offering excellent versatility, the room could easily be a ground floor bedroom, an additional sitting room, a play room and much more.

Separate Office with timber effect laminate flooring, fitted desks, eye level storage and an abundance of power sockets.

Ground floor WC with porcelain tiled flooring, attractive décor, a modern column style radiator, a window to the side elevation, and a two piece suite to include a low-level WC and a wash basin built into a useful storage unit.

The stairs flow up to the first floor Landing which is larger than you might expect with a window to the front that provides natural light. The solid oak banister and glass balustrade gives a modern feel and a drop-down hatch provides access to the loft which is double insulated and part boarded.

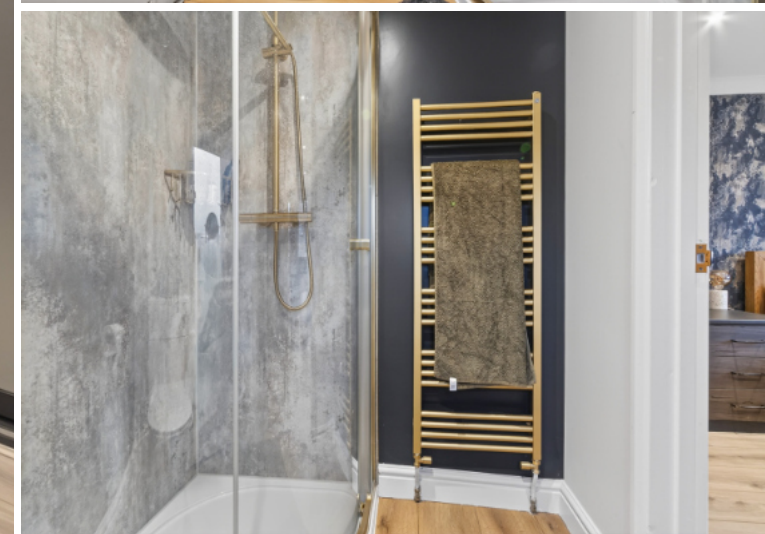
Four bedrooms, all of which are generous double sized rooms with the rooms at the back of the house benefitting from truly stunning views over the Nene Valley Lakes. The Principal Bedroom boasts extensive built-in wardrobes, air conditioning, LED downlights, an en suite WC and two windows to the rear showcasing the panoramic views. The en suite WC features a chrome heated towel radiator, and a WC and wash basin which are built into a vanity unit with storage. Bedroom Two is an ideal guest suite or a teenager's room with timber effect laminate flooring, LED downlights, sliding mirrored wardrobes with LED pelmet lighting and an en suite shower room. The En Suite has been finished to a high standard with timber effect laminate flooring, a window to the side elevation, a brass effect towel radiator and a three piece suite with brass fixtures to include a low-level WC, a wash basin with storage beneath and a corner shower enclosure with stone effect splashboards and a brass effect rainwater style shower head with handheld attachment.

The family Shower Room has a contemporary finish with LED downlights, timber effect laminate flooring, tiled walls, a tall chrome heated towel radiator and a three piece suite to include a low-level WC with a concealed cistern, an oversized wash basin with storage beneath and a generous walk-in shower with a low threshold, easy to reach controls and a rainwater shower head with a handheld attachment.

Detached double Garage with two remote operated electric roller doors, lighting and power sockets. There is a timber partition between the garage doors which could easily be removed if one open space is desired. The solar panel inverter and battery storage is located in the garage and there is a pedestrian door at the rear that is close to the door from the utility room.









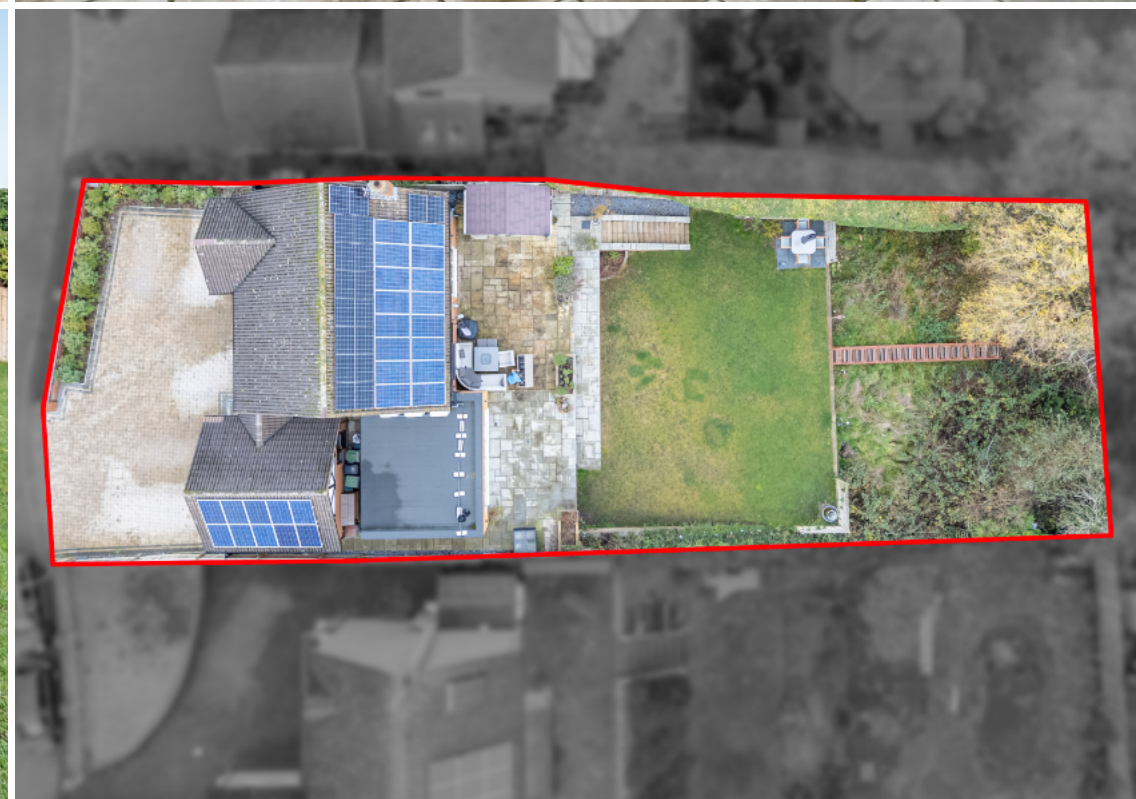
## The Grounds

The property boasts a total plot size of approximately 0.24 acres with gorgeous views to the rear. To the front there is a low-level brick wall that encloses the driveway to one side and a large opening flows into the drive which is block paved, providing extensive off-road parking for all the family. A secure gate between the house and garage leads to the rear garden and passes the utility room door and pedestrian door of the garage.

The rear garden boasts a wonderful private outlook with views over the Nene Valley Lakes. By the property there is an extensive Indian Sandstone patio that seamlessly connects the bi-folding doors of the living room and kitchen with the outdoor kitchen. The outdoor kitchen sits under a timber constructed gazebo with lightweight tiled roof and a bespoke bar area with space for a fridge and plenty of storage. In addition to this, stairs and a ramp lead down to the lawn where there is ample space for the family to play, a water feature in one corner and a strategically placed patio designed to catch the sun throughout the day and into the evening. Further steps flow down to the wild garden which is protected from building (under a restricted covenant) and offers the ability to see an abundance of flora and fauna.







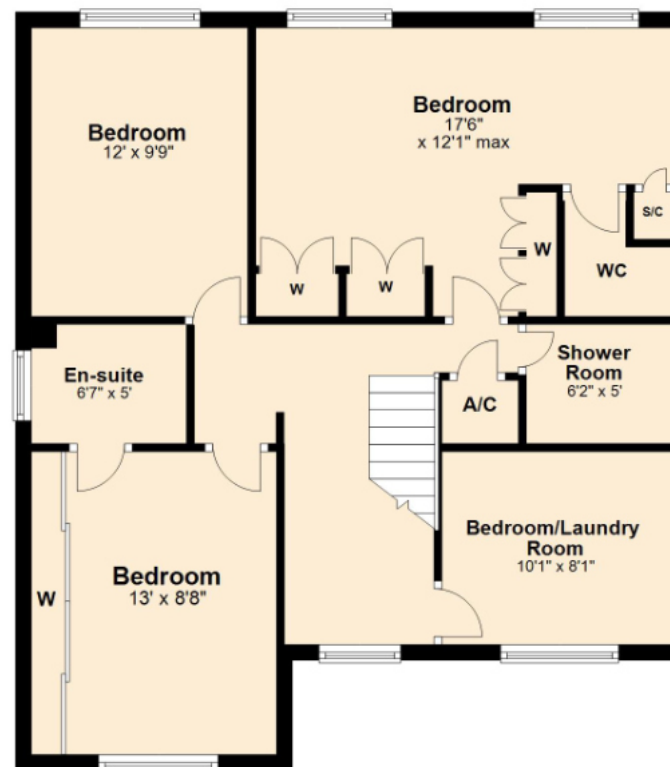




**Ground Floor**



**First Floor**



### Total Area Measurements (Approx.)

House - 1,859 sqft / 172.71 sqm  
 Garage - 324.3 sqft / 30.13 sqm  
 Total - 2,183.3 sqft / 202.84 sqm

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