

Holbush Way Irthlingborough

richard james

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This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

Holbush Way, Irthlingborough NN9 5EP
Freehold Price 'Offers in excess of' £450,000

Wellingborough Office ☐
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office ☐
28 High Street Irthlingborough
Northants NN9 5TN
01933 651010

Rushden Office ☐
74 High Street Rushden
Northants NN10 0PQ
01933 480480



We are pleased to offer this significantly improved and extended four bedroomed detached property situated within a popular estate off Finedon Road featuring a magnificent 21ft x 14ft conservatory with roof lantern skylight and air conditioning, converted double garage to provide a home office and separate gym and offering the added benefit of no upward chain! Further benefits include gas radiator central heating, uPVC double glazing, refitted kitchen, refitted sanitary ware throughout including a very nice Jack and Jill bathroom and offers, remote controlled air conditioning, off road parking for up to five cars, low maintenance landscaped garden and four good sized bedrooms (bedroom four is currently used as a dressing room). The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen, utility room, conservatory, home office, gym, four bedrooms, Jack and Jill en suite bathroom, further en suite to bedroom two, rear garden and a driveway.

Entry via composite part-glazed front door through to:

Entrance Hall

Stairs rising to first floor landing, radiator, wooden flooring, coving to ceiling, doors to:

Cloakroom

Refitted to comprise vanity sink with drawer under, tiled splash backs, low flush W.C, towel rail, window to front aspect with shutter, tiled floor.

Lounge

16' 6" max into bay x 12' 6" (5.03m x 3.81m)
Bay window to front aspect with fitted shutters, wooden flooring, two radiators, feature stone fire place with electric fire, tv point, dado rail, coving to ceiling, archway through to:

Dining Room

11' 4" x 8' 1" (3.45m x 2.46m)
Wooden flooring, radiator, dado rail, coving to ceiling, French door to rear aspect through to conservatory, door through to:

Kitchen Of 'L' Shape design

16' 2" x 11' 2" (4.93m x 3.4m)
Refitted to comprise ceramic one and a half bowl single drainer sink unit with mixer tap over and cupboard under, further range of eye and base level units providing work surfaces, panelled splash backs, window to rear aspect, American fridge/freezer space, under stairs storage cupboard, radiator, tiled flooring, LED lighting to kick boards, range cooker space, extractor hood, integrated dish washer, coving to ceiling, through to:

Utility Room

5' 3" x 6' 4" (1.6m x 1.93m)
Work surface with panelled splash backs, high level units with display cabinet, plumbing for washing machine, space for tumble dryer, tiled flooring, radiator, wall mounted Baxi gas boiler serving domestic hot water and central heating systems, stable door to side aspect, arch way through to:

Study

17' 0" x 6' 8" (5.18m x 2.03m)
Window with shutter to front aspect, radiator, coving to ceiling, spotlights, fitted desk with draws, cupboards and shelving, door through to:

Gym

17' 0" x 9' 9" (5.18m x 2.97m)
Window with shutter to front aspect, French door to rear aspect, radiator, laminate flooring, coving to ceiling.

Conservatory

21' 3" x 14' 6" (6.48m x 4.42m)
Of brick and uPVC construction, feature roof lantern skylight, French door to rear aspect, laminate flooring, two remote controlled air conditioning units/heater.

First Floor Landing

Glass and metal balustrade, cupboard housing water cylinder with shelving, coving to ceiling, access to loft, ceiling mounted air conditioning, doors to:

Bedroom One

14' 3" x 12' 8" (4.34m x 3.86m)
Two windows to front aspect with fitted shutters, radiator, wooden flooring, French door to rear aspect with Juliet balcony, ceiling mounted air conditioning, built-in wardrobe, door to Jack and Jill bathroom.

Bedroom Two

15' 6" max x 12' 0" max (4.72m x 3.66m)
Two windows to rear aspect with shutters, contemporary radiator, coving to ceiling, door through to:

Ensuite Shower Room

Refitted comprising low flush W.C, vanity sink with cupboard under, shower cubicle with chrome shower, spotlights to ceiling, shaver point, window to side aspect, eye level units, tiled floor, towel rail.

Jack & Jill Ensuite Bathroom

Refitted to comprise low flush W.C, vanity sink with cupboard under, eye level units, large mirror, roll top bath, window to front aspect with fitted shutter, tiled flooring, oversized shower cubicle with large shower head, spotlights, towel rail.

Bedroom Three

9' 2" x 9' 3" (2.79m x 2.82m)
Window with fitted shutter to front aspect, radiator, built-in triple wardrobe.

BEDROOM FOUR/DRESSING ROOM

8' 5" x 7' 6" (2.57m x 2.29m)
Window with fitted shutters to rear aspect, radiator, a range of fitted wardrobes with drawers and storage, vinyl flooring.

Outside

Front - Fully blocked paved, providing off-road parking for up to five cars.

Rear - Garden has been designed with low maintenance in mind and landscaped to a high standard comprising of two artificial lawned areas with paved patio, steps up to further paved area with electric remote control awning, wooden shed, gravel border, garden lighting, gated side pedestrian

access to both sides, water feature, outside water tap, outside power, garden is enclosed by timber panelled fencing.

Material Information

The tenure of this property is freehold.

Energy Performance Rating

This property has an energy rating of TBC. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band D (£2,434 per annum. Charges for 2025/2026).

Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.



General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website – www.richardjames.net

Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

