

28 Lakeside  
Irthlingborough  
Wellingborough  
NN9 5SW

Offers in excess of £450,000



OSCAR JAMES

...expect excellence





Oscar James are delighted to present this exceptional four-bedroom detached family home, ideally positioned within a peaceful cul-de-sac on the Pinetrees estate in Irthlingborough. Enjoying stunning panoramic countryside views, this beautifully extended property is offered with no upper chain and is within scenic walking routes to Rushden Lakes.

Occupying a generous plot, the home provides extensive and versatile living accommodation throughout. The double garage has been partially converted to create an additional reception room while retaining valuable storage space, offering versatility to suit your needs.

Inside, the lounge features a fireplace and opens via double doors into the dining area. This in turn flows seamlessly into an impressive rear extension, creating a spacious family room that takes full advantage of the breathtaking views across open fields. The refitted kitchen

and separate utility room are both stylish and functional, while a separate study and downstairs cloakroom add further practicality to the ground floor layout.

Upstairs, the property offers four bedrooms. The master bedroom benefits from its own ensuite and built-in wardrobes. A family bathroom completes the first floor.

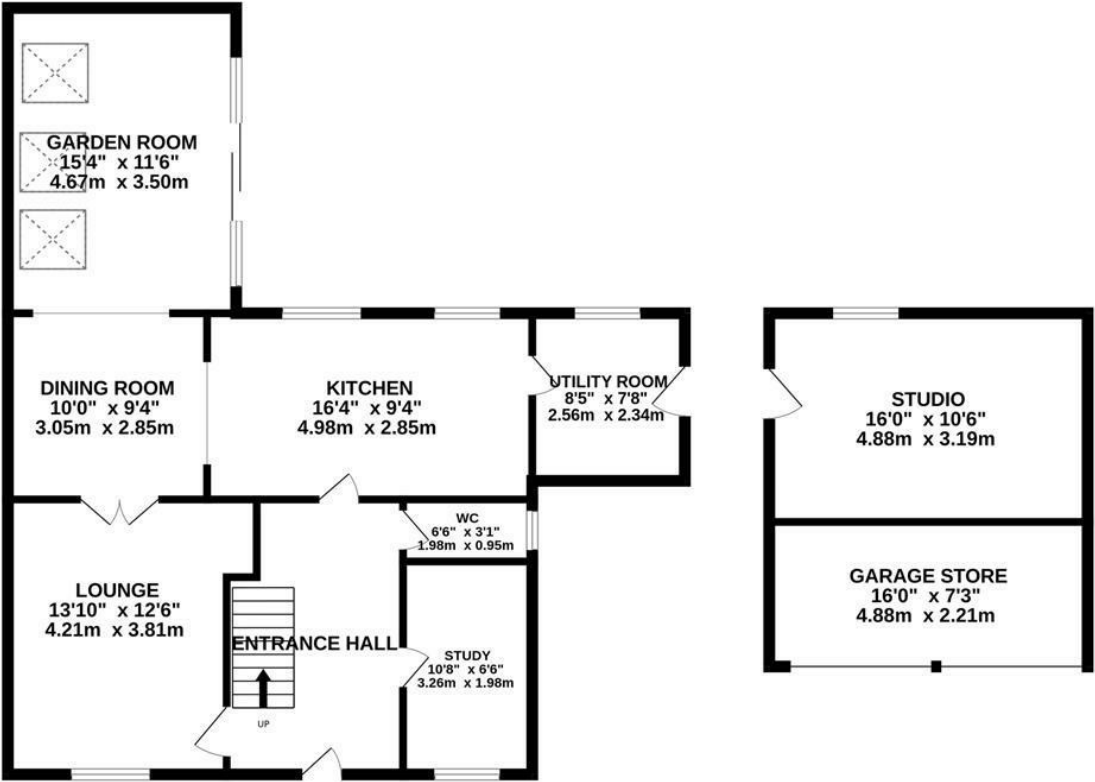
Outside, the rear garden has been designed for low maintenance and includes a picturesque brook, a large decked area and a hot tub - all perfectly positioned to enjoy summer barbecues or peaceful relaxation while overlooking beautiful open countryside. The front of the property provides a generous driveway for multiple vehicles, along with the detached double garage which as mentioned has been part-converted.

This is a rare opportunity to acquire a spacious and flexible home in an ideal location, surrounded by nature yet close to excellent amenities.

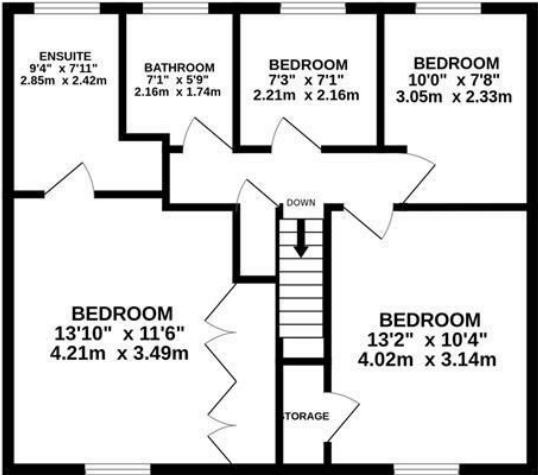
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# Floor Plan

GROUND FLOOR  
1134 sq.ft. (105.4 sq.m.) approx.



1ST FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 1744 sq.ft. (162.1 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.  
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## AT A GLANCE...



Extended with multiple reception rooms



Refitted kitchen with utility room



Four bedrooms



Family Bathroom, Ensuite & cloakroom



Generous plot with panoramic countryside views



Plenty of parking with a detached part-converted double garage









# SELLER'S SECRET

We've absolutely loved living here - waking up to those beautiful countryside views every day is something we'll really miss. The extension has been a fantastic space for family gatherings, and the garden has given us so many peaceful evenings, especially with the brook running along the back. It's such a quiet, friendly neighbourhood, and being able to walk to Rushden Lakes has been a real bonus. This home has given us so many wonderful memories, and we hope the next owners will enjoy it just as much as we have.



## Why we like it....

This property really stands out - not just because of its generous size and flexible layout, but because of its incredible setting. The extension adds valuable family space, and the part-converted garage gives even more versatility. It's a fantastic opportunity for anyone looking for a home that offers peace, space, and practicality in equal measures.

# OSCAR JAMES

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To buy or not to buy....

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