

# CHARLES ORLEBAR

Estate Agents & Auctioneers



3 Cadnams Lane, Irthlingborough, NN9 5GS

£400,000



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# 3 Cadnams Lane

Irthlingborough, NN9 5GS

- 4 Bedrooms
- Ample offroad parking
- Quiet location with just three neighbours
- Utility
- Double garage with electric doors
- Views onto communal green
- Ensuite, family bathroom and w/c
- 25ft Kitchen/dining/family room

A beautifully presented four-bedroom detached home, ideally situated on Cadnams Lane in Irthlingborough, occupying a peaceful no-through road position and overlooking attractive communal green space.

This spacious family home offers well-balanced accommodation throughout, including a bay-fronted living room with delightful views across the green, a versatile office, and an impressive 25ft open-plan kitchen/dining/family room—perfect for modern living and entertaining. A separate utility room and convenient ground floor W/C add to the practicality of the layout.

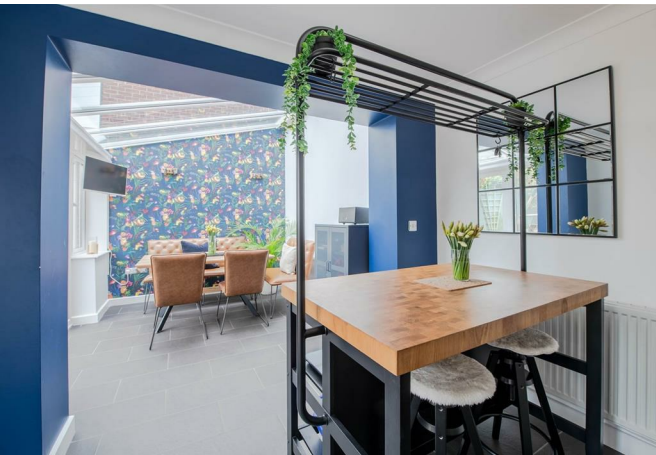
Upstairs, the property features four generously sized bedrooms, with built-in wardrobes to bedrooms one and two. The principal bedroom benefits from an ensuite, complemented by a family bathroom serving the remaining rooms.

Externally, the home enjoys a recently landscaped, low-maintenance rear garden with a desirable south-facing aspect—ideal for enjoying sunshine throughout the day. To the front, the property benefits from a double garage with electric roller doors and ample driveway parking.

Further highlights include a boiler replaced within the last year and a quiet setting with just three neighbouring properties, enhancing the sense of privacy. The home is also conveniently located within walking distance of Huxlow Academy, making it an excellent choice for families.

A rare opportunity to acquire a well-appointed home in a quiet and family-friendly location.

£400,000



Hall

Living Room

15'2" x 11'11" (4.63m x 3.64m)

Office

9'2" x 6'6" (2.80m x 1.98m)

WC

Kitchen/Dining/family room

9'11" x 25'7" (3.03m x 7.81m)

Utility

5'10" x 6'6" (1.77m x 1.98m)

Landing

Bedroom 1

12'1" x 10'2" (3.68m x 3.09m)

En-suite

Bedroom 2

8'4" x 11'7" (2.55m x 3.54m)

Bedroom 3

9'11" x 8'8" (3.03m x 2.63m)

Bedroom 4

9'11" x 6'4" (3.03m x 1.92m)

Family Bathroom

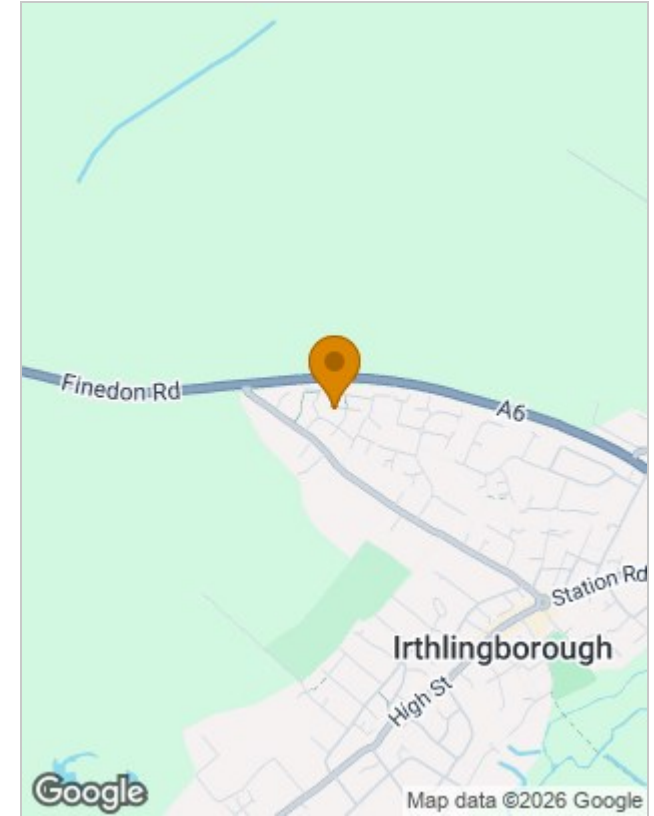




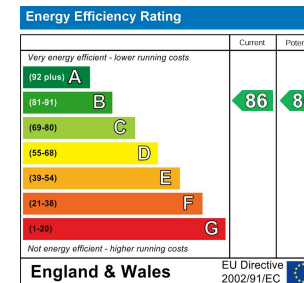
## Floor Plans



## Location Map



## Energy Performance Graph



**Council Tax Band: D**  
North Northants

**Tenure: Freehold**

## Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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