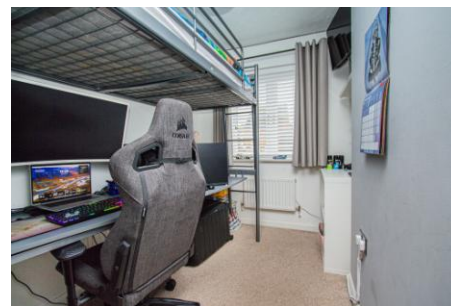
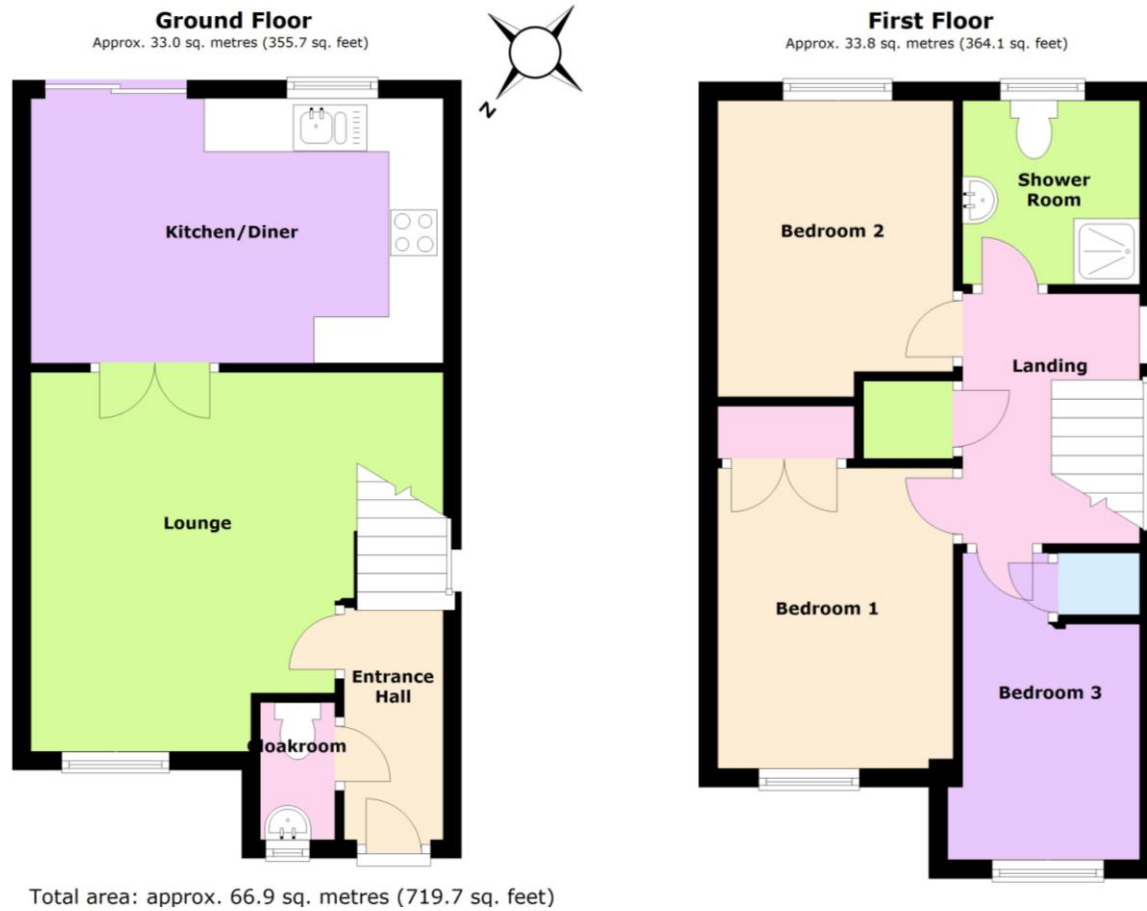


# Lodge Way Irthlingborough

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.

Lodge Way Irthlingborough NN9 5YJ  
Freehold Price £240,000

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 surveyor's 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.

**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



**Situated in a cul de sac on the southern outskirts of the 'Pinetree's' estate is this well presented modern three bed roomed semi detached property featuring a southerly facing rear garden with views over Nene Valley. Benefits include gas radiator central heating, uPVC double glazing, built in kitchen appliances, refitted shower room and offers built in wardrobes to bedroom one and off road parking for up to two cars. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, three bedrooms, bathroom, front and rear gardens, single garage and a driveway.**

Enter via part glazed front door to:

#### **Entrance Hall**

Stairs rising to first floor landing, radiator, doors to:

#### **Cloakroom**

Re-fitted to comprise low flush W.C, wall mounted wash hand basin, half tiled walls, heated towel rail, window to front aspect.

#### **Lounge**

14' 8" narrowing to 11' 5" x 13' 6" (4.47m x 4.11m)

Window to front aspect, radiator, T.V point, coving to ceiling, double doors to:

#### **Kitchen/Dining Room**

14' 7" x 9' 6" (4.44m x 2.9m)

Fitted to comprise composite one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, built in oven, induction electric hob, extractor fan, fridge/freezer space, radiator, wall mounted gas boiler serving domestic hot water and central heating systems, plumbing for washing machine, T.V point, vinyl flooring, window and sliding patio door to rear aspect.

#### **First Floor Landing**

Window to side aspect, loft access, ladder and power connected, cupboard housing water cylinder, doors to:

#### **Bedroom One**

10' 3" x 8' 4" (3.12m x 2.54m)

Window to front aspect, radiator, TV point, built in double wardrobe.

#### **Bedroom Two**

10' 7" x 8' 2" max (3.23m x 2.49m)

Window to rear aspect, radiator.

#### **Bedroom Three**

10' 7" x 8' 5" narrowing to 6' 7" (3.23m x 2.57m)

Window to front aspect, radiator, storage cupboard.

#### **Shower Room**

Refitted to comprise low flush W.C, pedestal wash hand basin, tiled splash backs, shower cubicle, radiator, panelled splash backs, extractor, vinyl flooring, window to rear aspect.

#### **Outside**

Front - Mainly laid to lawn, driveway providing off road parking for two cars to:

Single Garage - Up and over door, power and light connected, partially converted with tumble dryer space, storage cupboard and work surfaces.

Rear - Paved patio, outside tap, outside light, courtesy door to garage, main lawn, enclosed by wooden panelled fencing, enjoys views over Nene Valley to rear.

Material Information The tenure of this property is freehold.

#### **Energy Performance Rating**

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

#### **Council Tax**

We understand the council tax is band B (£1,893.23 per annum. Charges for 2025/26).

#### **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](http://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.**

