





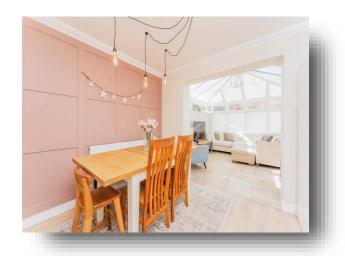




welcome to

Lodge Way, Irthlingborough

This Four bedroom Detached home comprises; ground floor, entrance hall, cloakroom, lounge/conservatory. bedroom/reception room and kitchen/diner. First floor, Three bedrooms, en suite to master and bathroom. Rear garden is laid with lawn has a patio and decking providing seating areas, gated access.













Entrance Hall

Entered via double glazed door to the front aspect, stairs rising to the first floor landing, radiator doors to all rooms and integrated garage.

Cloakroom

WC, wash hand basin with vanity unit, extractor fan, full tiling and radiator.

Conservatory / Lounge

UPVC construction, double glazed windows to the side aspect, under floor heating, radiator and double glazed French doors to the rear aspect.

Bedroom Four / Reception Room

13' x 6' 5" (3.96m x 1.96m)

Double glazed window to the front aspect and radiator.

Kitchen / Diner

19' 4" x 8' 6" (5.89m x 2.59m)

Open Plan Living, Kitchen/Diner:

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl sink and drainer, splash backs, electric oven and induction hob with cooker hood over, plumbing for washing machine, integrated dishwasher, space for fridge/freezer, double glazed window to the rear aspect and radiator.

First Floor Landing

Stairs rising from the entrance hall, airing cupboard, access to loft space, doors to the bedrooms and bathroom.

Bedroom One

10' 3" x 8' 10" (3.12m x 2.69m)

Double glazed window to the rear aspect, built in wardrobe, radiator and door to en suite.

En Suite

Double glazed obscure window to the rear aspect, WC, wash hand basin with vanity unit, corner shower cubicle, full tiling and heated towel rail.

Bedroom Two

10' 10" x 9' 5" (3.30m x 2.87m)

Double glazed window to the front aspect and radiator.

Bedroom Three

9' 7" x 8' 4" (2.92m x 2.54m)

Double glazed window to the front aspect and radiator.

Bathroom

Double glazed window to the rear aspect, WC, wash hand basin with vanity unit, p shaped bath with shower over, full tiling and heated towel rail.

Externally

Front

Driveway providing off road parking for several cars.

Rear Garden

Lawn area, decking and patio providing a seating area, outside water tap and gated side access.

Integrated Garage

Accessed via up and over door from the driveway, power and lighting connected, central heating boiler and door leading to the entrance hall.





welcome to

Lodge Way, Irthlingborough

- DETACHED HOME
- 3/4 BEDROOMS
- CONSERVATORY LIVING SPACE
- KITCHEN/DINER
- OFF ROAD PARKING AND INTEGRAL GARAGE

Tenure: Freehold EPC Rating: C

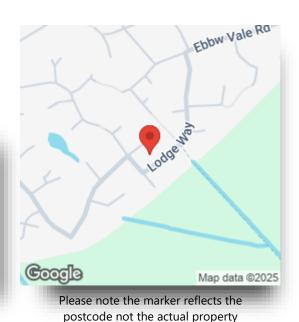
offers over

£295,000









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