



**Lodge Way, Irthlingborough NN9 5YJ**



**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.



**view this property online** [williamhbrown.co.uk/Property/RSD109602](http://williamhbrown.co.uk/Property/RSD109602)



**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**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RSD109602](http://williamhbrown.co.uk/Property/RSD109602)



Property Ref:  
RSD109602 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01933 410717**



[Rushden@williamhbrown.co.uk](mailto:Rushden@williamhbrown.co.uk)



57 Brook Street, RUSHDEN, Northamptonshire,  
NN9 6LL



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**