



Lodge Way, Irthlingborough NN9 5YJ

welcome to

Lodge Way, Irthlingborough

This Three bedroom Detached home offering a driveway and garage comprises: ground floor; entrance hall, cloakroom, lounge, kitchen/diner and conservatory. First floor Three bedrooms, en suite and bathroom. Externally rear garden laid with artificial lawn, a patio and gated access.



Entrance Hall

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

Cloakroom

Double glazed obscure window to the front aspect, WC, wash hand basin, tiling and heated towel rail.

Lounge

14' 10" x 11' 11" (4.52m x 3.63m)

Double glazed window to the front aspect, fireplace, radiator, telephone and television point.

Kitchen / Diner

15' 1" x 10' 4" (4.60m x 3.15m)

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 gas hob with cooker hood over, plumbing for washing machine, space for fridge/freezer, double glazed window to the conservatory, tiled flooring, door to under stairs cupboard and sliding door to the conservatory.

Conservatory

14' 1" x 10' 10" (4.29m x 3.30m)

Double glazed windows to the rear and side aspects, counter unit, door to the garage and double glazed French doors to the rear garden.

First Floor Landing

Double glazed window to the side aspect, stairs rising from the entrance hall, over stairs cupboard, access to loft space, doors to the bedrooms and bathroom.

Loft

Central heating boiler.

Bedroom One

9' 10" x 9' 2" (3.00m x 2.79m)

Double glazed window to the front aspect, built in wardrobes, radiator and door to en suite.

En Suite

Double glazed obscure window to the front aspect, WC, wash hand basin, shower cubicle, part tiling and heated towel rail.

Bedroom Two

9' 5" x 8' 8" (2.87m x 2.64m)

Double glazed window to the rear aspect and radiator.

Bedroom Three

9' 8" x 6' 3" (2.95m x 1.91m)

Double glazed window to the rear aspect and radiator.

Bathroom

Double glazed window to the side aspect, WC, wash hand basin, bath with shower over, extractor fan, vinyl flooring, part tiling and radiator.

Externally

Front

Driveway providing off road parking for several cars, slate area, steps leading to the front door and gated side entrance.

Rear Garden

Split level garden, patio providing a seating area, steps up to next elevation, artificial grass area, additional patio area, shed and gated access.

Garage

Accessed via electric roller door from the driveway, power and lighting connected



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welcome to

Lodge Way, Irthlingborough

- DETACHED HOME
- THREE BEDROOM
- EN SUITE TO MASTER
- CONSERVATORY
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers over
£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RSD109841 - 0002

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