



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.



**Lakeside Irthlingborough NN9 5SW**  
**Freehold Price 'Offers in excess of' £260,000**

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 surveyors 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 estateagents 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



**Offered with no upward chain and recently redecorated is this modern but now established Mock Tudor style three bedrooomed link detached property situated in a cul de sac on the southern outskirts of the popular town of Irthlingborough. Benefits include uPVC double glazing, gas radiator central heating, built in kitchen appliances and offers off road parking for one car and a generous rear garden enjoying a southerly aspect. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen, three bedrooms, bathroom, front and rear gardens, garage and driveway.**

Enter via part glazed front door through to:

#### **Entrance Hall**

Stairs rising to first floor landing, radiator, coving to ceiling, door to:

#### **Cloakroom**

Comprising low flush W.C., wall mounted wash hand basin, tiled splash backs, radiator, window to front aspect.

#### **Lounge**

15' 8" x 12' 6" (4.78m x 3.81m)

Box bay window to front aspect, radiator, under stairs storage cupboard, coving to ceiling, electric fire with feature surround.

#### **Dining Room**

9' 5" x 8' 3" (2.87m x 2.51m)

Radiator, sliding patio door to rear aspect, coving to ceiling, to;

#### **Kitchen**

9' 5" x 7' 3" (2.87m x 2.21m) (This measurement includes the area provided by the kitchen units)

Fitted to comprise stainless steel single drainer sink unit with cupboard under, a range of eye and base units providing work surfaces with tiled splash backs, built in oven, gas hob, extractor, window to rear aspect, plumbing for washing machine, fridge/freezer space, wall mounted gas boiler serving domestic hot water and central heating systems.

#### **First Floor Landing**

Loft access, window to side aspect, airing cupboard, coving to ceiling, doors to:

#### **Bedroom One**

13' 8" x 9' 3" (4.17m x 2.82m)

Window to rear aspect, radiator, coving to ceiling.

#### **Bedroom Two**

11' 6" x 9' 3" (3.51m x 2.82m)

Window to front aspect, radiator, coving to ceiling.



#### **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.

#### **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.**

#### **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)

