



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 £499,950

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 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.

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Offered in superb condition and situated in a cul de sac on the southern outskirts of the popular 'Pinetree's' estate is this beautifully presented four bedroomed detached property featuring sitting room and utility extensions to the rear and side enjoying panoramic views over countryside and a brook at the end of the garden. Benefits to include refitted kitchen with a range of integrated appliances, refitted sanitary ware throughout, uPVC double glazing, gas radiator central heating, fitted wardrobes to two bedrooms and offers three reception areas, double width off road parking with double detached garage (currently partitioned into a store and home office/playroom). The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen ,utility room ,open plan dining area/sitting room, study, landing, four bedrooms with en suite shower room to master, bathroom, front and rear gardens, double garage and a driveway.

Enter via part-glazed with side screen through to:

Entrance Hall

Stairs rising to first floor landing, under stairs cupboard, radiator, oak flooring, coving to ceiling, doors to:

Cloakroom

Fitted to comprise low flush W.C, wall mounted hand wash basin with tiled splash backs, chrome towel rail, window to side aspect, oak flooring.

Lounge

13' 8" x 14' 2" (4.17m x 4.32m)

Window to front aspect, two radiator, solid fuel fire place with feature stone effect surround, gas fire point, coving to ceiling, glazed double doors through to:

Open Plan Sitting Room/Dining Area

26' 5" x 26' 5" (3.51m x 8.05m)

Dining area - Radiator, coving to ceiling, oak flooring

Sitting Room - Sliding patio doors with side screens to side aspect, oak flooring, four skylights and spotlights to ceiling.

Kitchen

16' 8" x 7' 8" (5.08m x 2.34m)

Refitted to comprise inset one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units, with quartz worktops and upstands, further tiled splash backs, built-in stainless steel double oven, four ring gas hob, extractor hood over, fridge/freezer, dishwasher, wine cooler, spotlights to ceiling, consealed wall mounted gas boiler serving domestic hot water and central heating systems, plumbing and space for washing machine and tumble dryer, two windows to rear aspect, glazed door through to:

Utility Room

7' 1" x 7' 1" (2.16m x 2.16m)

Comprising one and half bowl stainless steel single drainer sink unit with cupboard under, further eye and base units with wine rack, wine cooler, window to rear aspect and door to side aspect, wall mounted electric heater, oak flooring, larder unit, spotlights to ceiling.

Study

6' 6" x 11' 1" (1.98m x 3.38m)

Window to front aspect, radiator, coving to ceiling.

First Floor Landing

Loft access, cupboard housing water cylinder with shelving over, coving to ceiling, doors through to:

Bedroom One

13' 6" x 11' 9" (4.11m x 3.58m)

Box bay window to front aspect, radiator, coving to ceiling, range of fitted wardrobes with hanging space and shelving, door through to:

Ensuite Shower Room

Refitted to comprise low flush W.C, walk in double shower cubicle, vanity sink with cupboard under, chrome towel rail, window to rear aspect, tiled splash backs, extractor and spotlights to ceiling, tiled flooring.

Bedroom Two

11' 9" x 9' 8" (3.58m x 2.95m)

Window to front aspect, radiator, coving to ceiling, built-in double wardrobe with hanging space and shelving.

Bedroom Three

10' 4" x 7' 4" (3.15m x 2.24m)

Window to rear aspect, radiator, coving to ceiling.

Bedroom Four

7' 3" x 7' 6" (2.21m x 2.29m)

Window to rear aspect, radiator, coving to ceiling.

Family Bathroom

Refitted to comprise low flush W.C, vanity sink with cupboard under, 'P' shape bath with chrome shower over, tiled splash backs, window to rear aspect, chrome towel rail, spotlight and extractor to ceiling, tiled floor.

Outside

Front - Garden is mainly lawned stocked with various bushes double width driveway providing off-road parking leading to double garage (currently partitioned) with two up and over doors, power and light connected.

Rear - Concrete paved patio with block edging, gravelled area, main lawn stocked with various bushes and shrubs, outside tap, further block paved patio to the side with gated pedestrian access with wooden bin storage, wooden deck with balustrade steps down to a brook at the end of the garden, covered area to the side of the garage providing BBQ area or jacuzzi space with concrete paved patio. The garden enjoys a south facing aspect with beautiful views over countryside with a brook at the end of the garden. Courtesy door to:

Home office/Playroom 16' 3" x 9' 5" (4.95m x 2.87m) Window to rear aspect, power and light connected, coving to ceiling, wall mounted electric heater.

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 E (£2,838 per annum. Charges for enter year).

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

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.

