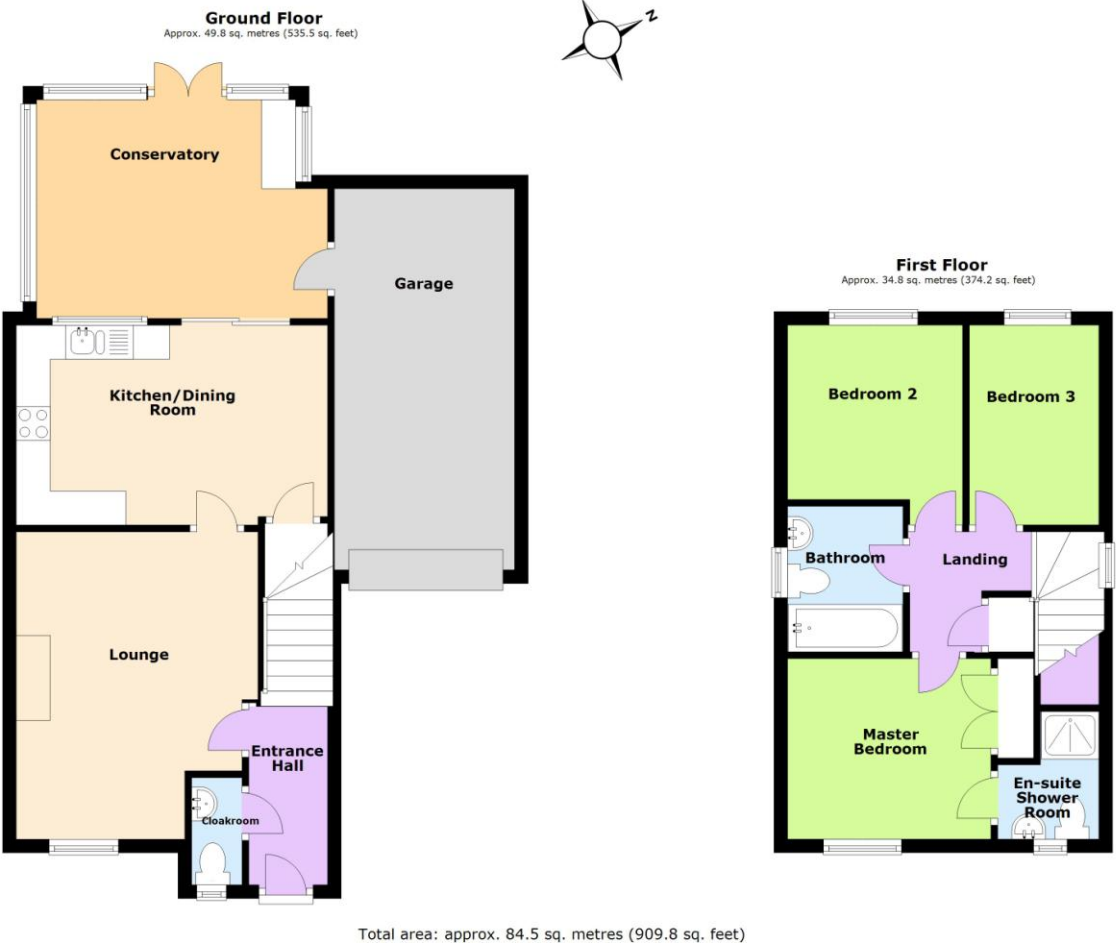


Lodge Way Irthlingborough

richard james

www.richardjames.net



Lodge Way, Irthlingborough NN9 5YJ
Freehold Price 'Offers in excess of' £280,000

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 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.

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



A beautifully presented Persimmon built three bedroomed detached property situated on the southern outskirts of the popular 'Pinetree's' estate with benefits to include integrated kitchen appliances, uPVC double glazing, gas radiator central heating and offers fitted wardrobes to master bedroom, off road parking for two cars and low maintenance landscaped gardens. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, conservatory, three bedrooms with en suite shower room to master, bathroom, front and rear gardens, single garage and a driveway.

Entry via part-glazed uPVC front door through to:

Entrance Hall

Stairs rising to first floor landing, radiator, telephone point, wooden flooring, doors through to:

Cloakroom

Comprising pedestal hand wash basin, low flush W.C, radiator, window to front aspect, vinyl flooring.

Lounge

14' 9" x 11' 8" (4.5m x 3.56m)

Window to front aspect, radiator, electric fire with feature surround, wooden flooring, TV point, coving to artex ceiling, multi paned door through to:

Kitchen/Dining Room

15' 1" x 9' 7" (4.6m x 2.92m)

Fitted to comprise one and a half bowl stainless steel single drainer sink unit with cupboard under, a range or eye and base units providing work surfaces with tiled splash backs, integrated electric oven, four ring gas hob, extractor fan over, plumbing for washing machine, fridge/freezer space, tiled floor, under stairs storage cupboard, radiator, window and sliding patio door to rear aspect through to:

Conservatory

10' 9" x 13' 9" (3.28m x 4.19m)

Of uPVC construction with Perspex roof, french door to rear, a range of base level units with work surfaces, courtesy door through to garage, vinyl flooring,

First Floor Landing

Window to side aspect, loft access, housing wall mounted gas boiler serving domestic hot water and central heating systems, airing cupboard with radiator and fitted shelving, doors through to:

Bedroom One

9' 9" x 9' 2" (2.97m x 2.79m)

Window to front aspect, radiator, built in double wardrobe, door through to:

Ensuite Shower Room

Fitted to comprise pedestal hand wash basin, low flush W.C, shower cubicle, window to front aspect, towel rail/ radiator, extractor, vinyl flooring.

Bedroom Two

8' 5" x 8' 7" (2.57m x 2.62m)

Window to rear aspect, radiator

Bedroom Three

9' 5" x 6' 3" (2.87m x 1.91m)

Window to rear aspect, radiator.

Bathroom

Comprising pedestal hand wash basin, low flush W.C, panelled bath with shower attachment, tiled splash back, window to side aspect, vinyl flooring, radiator, extractor.

Outside

Front - Of low maintenance design comprising central circular paved area with slate chippings, block paved driveway providing off-road parking for up to two cars, leading to:

Single Garage - Electric remote control roller door, power and light connected, measuring 18' 5" x 8'9", base level units and work surfaces fitted to the rear of the garage.

Rear Garden - Extended paved patio enclosed by dwarf walling, pedestrian gated side access, outside water tap, step up to artificial lawn with graveled area and further circular paved patio, enclosed by wooden panelled fencing, wooden shed, outside wall lights.

Material Information

The tenure of this property is freehold.

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 C (£2163.71 per annum. Charges for 2025/2026).

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.

