

# Lakeside Irthlingborough

richard james

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Total area: approx. 1089.2 sq. feet



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.

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.

Lakeside Irthlingborough NN9 5SW  
Freehold Price £385,000

**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





Situated in a cul de sac on the southern outskirts of the popular 'Pinetree's estate is this much improved and very well presented four bedroomed detached property featuring a double detached garage with off road parking for numerous cars. Further benefits include uPVC double glazing, gas radiator central heating, refitted kitchen with integrated appliances, refitted sanitary ware throughout and offers a generous rear garden measuring approx. 51ft x 42ft. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room kitchen, utility room, four bedrooms with en suite shower room to master, shower room, front and rear gardens, double garage and a driveway.

Enter via front door to:

Entrance Hall

Stairs rising to first floor landing, window to front aspect, radiator, coving and spotlights to ceiling, large walk-in storage cupboard, tiled flooring, doors to:

Cloakroom

Refitted to comprise low flush W.C., pedestal wash hand basin, chrome towel rail, tiled splash backs, spotlights to ceiling, tiled flooring.

Kitchen

11' 8" x 10' 3" (3.56m x 3.12m)(This measurement includes the area provided by the kitchen units)  
Refitted to comprise Belfast sink with cupboard under, a range of eye and base level units providing granite work surfaces, tiled splash backs, built in double oven, gas hob, extractor, tiled flooring, window to rear aspect, coving to ceiling, bin storage, American fridge/freezer space, pan drawers, towel storage, to:

Utility Room

6' 4" x 5' 7" (1.93m x 1.7m)(This measurement includes the area provided by the kitchen units)  
Refitted to comprise Belfast sink with cupboard under, granite worktops, plumbing for washing machine, concealed wall mounted gas boiler serving domestic hot water and central heating systems, chrome towel rail, tiled flooring, coving to ceiling, door and window to side aspect.

Dining Room

10' 3" x 7' 4" (3.12m x 2.24m)  
Window to rear aspect, radiator, coving to ceiling, tiled flooring, to:

Lounge

16' 5" x 11' 0" (5m x 3.35m)  
Box bay window to front aspect, radiator, sliding patio door to rear aspect, coving to ceiling, wood burner with brick surround and wooden mantel.

First Floor Landing

Window to front aspect, spotlights and coving to ceiling, dado rail, airing cupboard housing water cylinder and shelving, doors to:

Bedroom One

12' 2" x 10' 3" (3.71m x 3.12m)  
Window to rear aspect, radiator, coving to ceiling, door to:

Ensuite Shower Room

Refitted to comprise low flush W.C., pedestal wash hand basin, shower cubicle with chrome shower, fully tiled, tiled flooring, shaver point, extractor, window to side aspect.

Bedroom Two

10' 7" x 9' 7" (3.23m x 2.92m)  
Window to rear aspect, radiator, coving to ceiling.

Bedroom Three

10' 3" x 7' 6" (3.12m x 2.29m)  
Window to rear aspect, radiator, spotlights and coving to ceiling, loft access.

Bedroom Four

7' 9" x 6' 6" (2.36m x 1.98m)  
Window to front aspect, radiator, built in wardrobe, coving to ceiling, laminate flooring.

Bathroom

Refitted to comprise low flush W.C., pedestal wash hand basin, panelled bath, chrome towel rail, shaver point, fully tiled, extractor, tiled flooring, window to front aspect.

Outside

Front - Mainly gravelled, double width driveway providing off road parking for numerous cars leading to:

Double Garage - Two up and over doors. Measuring 18' 4" x 17' 7", power and light connected.

Rear - Generous paved patio to the side with large wooden gazebo, gated side pedestrian access, outside tap, courtesy door to garage, main lawn with gravel border, further border stocked with flowers and bushes, wooden summerhouse, enclosed by wooden panelled fencing. Garden measures approx. 51ft x 42ft.

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 D (£2,434 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.

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 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)

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. electronically

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

