

# Lodge Way Irthlingborough

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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.

Lodge Way, Irthlingborough NN9 5YJ  
Freehold Price £395,000

**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 private drive and offered to the market in excellent condition is this Persimmon built four bedroomed detached property with double garage featuring a generous plot with low maintenance landscaped gardens and a driveway providing off road parking for numerous cars including gated secure parking for one vehicle. Further benefits include CCTV front and rear and fitted alarm for peace of mind, uPVC double glazing, gas radiator central heating, refitted kitchen with integrated appliances, refitted bathroom and en suite shower room, replacement composite front door and uPVC patio door and offers a utility room, a 15ft kitchen/breakfast room, and built-in wardrobes to bedrooms. The accommodation briefly comprises entrance hall, cloakroom, lounge/dining room, kitchen/breakfast room, utility room, four bedrooms with en suite shower room to master, family bathroom, front and rear garden, driveway and double garage.

Enter via part glazed front door with side screen to:

**Entrance Hall**

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

**Cloakroom**

Fitted to comprise low flush W.C., vanity sink unit with cupboard under, tiled splash backs, vinyl flooring, extractor.

**Lounge/Dining Room**

10' 6" x 24' 3" (3.2m x 7.39m)  
Window to front aspect, radiator, T.V. point, coving to ceiling, wooden flooring, French door to rear aspect, door to:

**Kitchen/Breakfast Room**

14' 8" x 7.' 5" (4.47m x 2.26m)  
Fitted to comprise inset single drainer sink unit with cupboard under, a range of base and eye level work surfaces providing work surfaces, built in oven with plate warmer under, microwave, 5 ring gas hob, extractor, radiator, spotlights to ceiling, tiled floor, dishwasher included, American fridge/freezer space, two windows to rear aspect, door to:

**Utility Room**

8' 2" x 6' 8" (2.49m x 2.03m)  
Comprising stainless steel single drainer sink unit with cupboard under, work surfaces, tiled splash backs, plumbing and space for washing machine, tumble dryer space, radiator, wall mounted gas boiler serving domestic hot water and central heating system, window and part glazed door to rear aspect, door to garage.

**First Floor Landing**

Loft access, window to front aspect, cupboard with shelving, doors to:

**Bedroom One**

11' 4" x 10' 6" (3.45m x 3.2m)  
Window to rear aspect, radiator, built in double wardrobe, T.V. point, door to:

**Ensuite Shower Room**

Refitted to comprise low flush W.C., vanity sink unit with cupboard under, corner shower cubicle, tiled splash backs, radiator, vinyl flooring, window to rear aspect, extractor.

**Bedroom Two**

12' 7." narrowing to 10'4" x 10' 6" (3.84m x 3.2m)  
Window to front aspect, radiator,

**Bedroom Three**

7' 0" x 9' 1" (2.13m x 2.77m)  
Window to rear aspect, radiator.

**Bedroom Four**

8' 4" x 7' 1" (2.54m x 2.16m)  
Window to front aspect, radiator.

**Bathroom**

Refitted to comprise low flush W.C., vanity sink unit with cupboard under, panelled spa bath with shower over, tiled splash backs, radiator, window to side aspect, vinyl floor, extractor fan.

**Outside**

Front - Mainly block paved and tarmac providing off road parking for up to four/five cars, flower bed, various bushes and palm tree, EV wall charger, further double wooden gates leading to further secure off road parking, to:

Double Garage - Measuring 18' 0" x 16' 4", two up and over doors, power and light connected. Remote controlled roller doors.

Rear- Comprising paved patio with electric awning artificial main lawn with raised border stocked with flowers, shrubs and bushes, gated side pedestrian access, wooden shed and summerhouse, futher large paved patio enclosed with picket fencing, main garden is enclosed by wooden panelled fencing.

**Material Information**

The tenure of this property is freehold.

**Energy Performance Rating**

This property has an energy rating of TBC. The full Energy Performance Certificate is available upon request.

**Council Tax**

We understand the council tax is band D (£2434.16 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](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.

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

