



**BYWATER HERRING**

SALES & LETTINGS

- A TRADITION OF TRUST -



Lodge Way, Irthlingborough

Offers Over £290,000



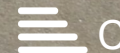
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3



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C

## Floor Plan



## Area Map



## Accommodation

- Immaculate detached family home on with smart upgrades that can change family life
- Year round conservatory with solid roof and underfloor heating
- Split garage with internal utility and secure front storage
- Double driveway parking for two cars
- Flexible front room for 4th bedroom, office or playroom
- Open plan kitchen diner made for busy families
- Garden with patio, lawn, decking and side access
- Three bedrooms including main with ensuite
- Stylish main family bathroom
- Quiet estate near Lakes & Meadows, schools and High St shops



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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