

# 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.

## 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 surveyor's 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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27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irthlingborough Office**   
28 High Street Irthlingborough  
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**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
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**Offered with no upward chain and situated on a generous plot is this Persimmon built three bed roomed detached property constructed to their 'Marlborough' design benefiting from uPVC double glazing, gas radiator central heating, refitted kitchen with built in appliances and offers an en-suite shower room, built in wardrobes to the master bedroom and off road parking for one car leading to a single garage. The garden is of a generous size and backs on to Nene Valley providing a private aspect. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, utility room, three bedrooms with en suite shower room to master, bathroom, front and rear gardens, driveway and a garage.**

Entry via part-glazed composite front door through to:

**Entrance Hall**

Stairs rising to first floor landing, radiator, storage cupboard, laminate flooring, doors through to:

**Lounge**

16' 6" max into media wall x 11' 9" max into bay narrowing to 10' 2" (5.03m x 3.58m)

Bay window to front aspect, further window to side aspect, TV point, two radiators, media wall, coving to ceiling.

**Kitchen/Dining Room**

16' 5" x 9' 6" (5m x 2.9m)

Refitted to comprise stainless steel single drainer sink with cupboard under, a range of eye and base level units providing work surfaces, integrated double oven, four ring gas hob, extractor fan over, larder unit, dishwasher, laminate flooring, radiator, windows to rear and side aspect, further French door to rear, coving to ceiling, archway through to:

**Utility Room**

6' 2" x 7' 3" narrowing to 5' 2" (1.88m x 2.21m)

Fitted to comprise base level units with work surface, tiled splash backs, plumbing for washing machine, space for tumble dryer, eye level unit, wall mounted gas boiler serving domestic hot water and central heating systems, laminate flooring, part glazed composite door to side aspect, door to:

**Cloakroom**

Two piece suite comprising low flush W.C, pedestal hand wash basin, half height wooden panelling.

**First Floor Landing**

Storage cupboard with shelving, doors to:

**Bedroom One**

10' 5" x 13' 11" narrowing to 10' 0" (3.18m x 4.24m)

Window to side aspect, radiator, TV point, built-in double wardrobe, through to:



**Ensuite Shower Room**

Comprising low flush W.C, pedestal hand wash basin, shower cubicle with chrome shower, tiled splash backs, radiator, window to side aspect, wall mounted extractor, tiled floor.

**Bedroom Two**

10' 2" x 9' 5" (3.1m x 2.87m)

Window to side aspect, radiator, loft access.

**Bedroom Three**

7' 2" x 6' 8" (2.18m x 2.03m)

Window to front aspect, radiator.

**Bathroom**

Fitted to comprise low flush W.C, pedestal hand wash basin, panelled bath with shower attachment, tiled splash backs, window to rear aspect, radiator, wall mounted extractor.

**Outside**

Front - Garden is lawned with border, drive way providing off-road parking for one car leading to:-

Single Brick Garage - with up and over door with power and light connected - garage measures 18' 4" x 8' 3" max.

Rear - Comprises extended paved patio with outside water tap, gated side pedestrian access, main lawn, wooden deck, wooden summer house with hand wash basin, power and light connected, garden is enclosed by mainly brick walling and wooden panelled fencing, garden has a south westerly aspect and backs onto Nene Valley enjoying a private aspect.

**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 (£2,164 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](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.**

