



**Lodge Way, Irthlingborough NN9 5YJ**



**welcome to**

## **Lodge Way, Irthlingborough**

This Three bedroom Semi Detached home comprises; ground floor, entrance hall, cloakroom, lounge and kitchen/diner. first floor, Three bedrooms and the family bathroom. Externally the rear garden is laid with lawn has a patio providing a seating area and door to the garage.



**Entrance Hall**

Entered via double glazed door to the front aspect, stairs rising to the first floor landing, radiator and doors to all rooms.

**Cloakroom**

Double glazed obscure window to the front aspect, WC, wash hand basin, tiling and heated towel rail.

**Lounge**

Double glazed window to the front aspect, French doors to the kitchen/diner and radiator.

**Kitchen / Diner**

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer, splash backs, electric oven and induction hob with cooker hood over, plumbing for washing machine and dishwasher, space for fridge/freezer, double glazed window to the rear aspect, radiator, central heating boiler and double glazed French doors to the rear aspect.

**First Floor Landing**

Double glazed window to the side aspect, stairs rising from the entrance hall, airing cupboard, access to loft space, doors to the bedrooms and bathroom.

**Bedroom One**

Double glazed window to the front aspect, built in wardrobes and radiator.

**Bedroom Two**

Double glazed window to the rear aspect and radiator.

**Bedroom Three**

Double glazed window to the front aspect, built in cupboard and radiator.

**Bathroom**

Double glazed window to the rear aspect, WC, wash hand basin, shower cubicle, extractor fan, part tiling and radiator.

**Externally****Front**

Driveway providing off road parking and lawn area.

**Rear Garden**

Mainly laid to lawn, patio providing a seating area, new fencing and door to garage.

**Garage**

Accessed via up and over door from the driveway, power and lighting connected, utility area with electric, storage in the eaves and door leading to the garden.



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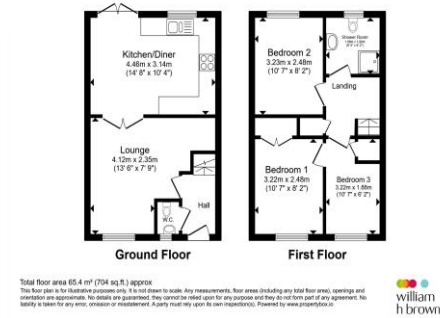
## **Lodge Way, Irthlingborough**

- SEMI DETACHED
- THREE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- OFF ROAD PARKING
- GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RSD110063 - 0002

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