



**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 eves and door leading to the garden.



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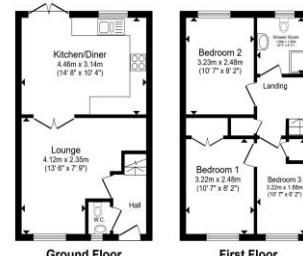
## Lodge Way, Irthlingborough

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

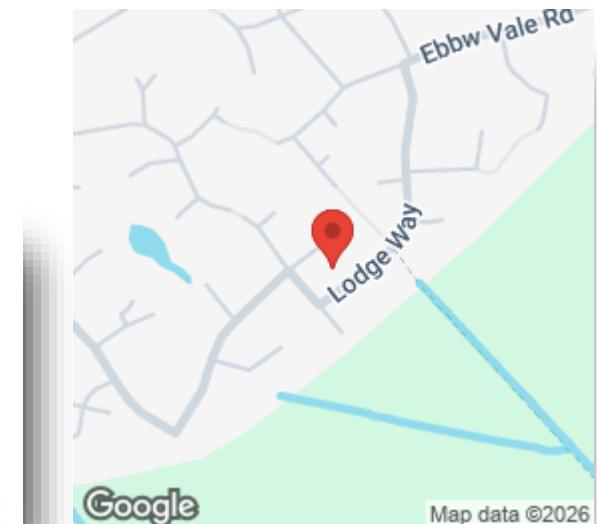
Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £240,000



Total floor area 65.4 m<sup>2</sup> (704 sq ft) approx.  
This floor plan is for illustration purposes only. It is not drawn to scale. Any measurements, floor areas (including any data from room areas, openings and external dimensions) and other details are approximate only. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk



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Property Ref:  
RSD110063 - 0002

Please note the marker reflects the postcode not the actual property

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