



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 £229,950

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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01933 224400

**Irthlingborough Office**   
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Offered with no upward chain and situated on the southern outskirts of Irthlingborough's 'Pinetree's' estate is this modern two bed roomed end of terraced property featuring a larger than average garden, a generous sized uPVC conservatory and views over Nene Valley with excellent walks to Rushden Lakes Shopping Centre and Stanwick Country Park nearby. Further benefits include gas radiator central heating, uPVC double glazing, refitted luxury bathroom, built in kitchen appliances and offers off road parking for two cars and a single garage. The accommodation briefly comprising entrance hall, cloakroom, kitchen, lounge/dining room, conservatory, two bedrooms, bathroom, front and rear gardens, single garage and a driveway.

Enter via part glazed front door to:

#### Entrance Hall

Stairs rising to first floor landing, radiator, doors to:

#### Cloakroom

Fitted to comprise low flush W.C., wall mounted wash hand basin, tiled splash backs, window to front aspect, radiator.

#### Kitchen

9' 7" x 6' 2" (2.92m x 1.88m) (This measurement includes area occupied by kitchen units)

Comprising stainless steel single drainer sink unit with cupboard under, a range of base and eye level units providing work surfaces, splash backs, stainless steel oven, gas hob, extractor, plumbing for washing machine, window to front aspect, fridge/freezer space.

#### Lounge/Dining Room

14' 8" x 12' 8" (4.47m x 3.86m)

Sliding patio door to rear aspect, T.V. point, radiator, coving to ceiling, telephone point.

#### Conservatory

13' 5" x 9' 10" (4.09m x 3m)

Of uPVC construction, tiled floor, French door to garden.

#### First Floor Landing

Loft access, doors to:

#### Bedroom One

13' 9" x 8' 7" (4.19m x 2.62m)

Window to rear aspect, T.V. point, radiator.

#### Bedroom Two

9' 6" x 8' 1" (2.9m x 2.46m)

Window to front aspect, radiator, cupboard housing wall mounted gas boiler serving domestic hot water and central heating systems.

#### Bathroom

Refitted luxury suite comprising low flush W.C., vanity sink with cupboards under, panelled bath with shower attachment And further shower over, fully tiled walls, chrome towel rail/radiator, tiled flooring, spot lights to ceiling, extractor.

#### Outside

Front - Lawned with border stocked with bushes, driveway providing off road parking for two cars, leading to:

Garage - Up and over door, power and light connected.

Rear - Paved patio, generous main lawn extending to the side, courtesy door to garage, gated side pedestrian access, enclosed by wooden panelled fencing, enjoys views to the side over Nene Valley. Garden measures 48ft max 35ft.

#### 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 B (£1,806 per annum. Charges for 2024/2025).

#### 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.**

