



Total area: approx. 1202.9 sq. feet



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.

## Lakeside Irthlingborough NN9 5SW Freehold Price £400,000

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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**Irthlingborough Office**   
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**Offered with no upward chain and situated in a cul de sac on the southern outskirts of the popular 'Pinetree's' estate with Rushden Lakes Shopping centre and Stanwick Lakes Nature Reserve close by is this modern but established four bedroomed detached property featuring a larger than average plot with the rear garden measuring approx. 125ft at its widest point. Further benefits include uPVC double glazing, refitted kitchen with integrated appliances, refitted bathroom, gas radiator central heating, and offers solar panels, double width off road parking and access/use of a private lake opposite the property, The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen, utility room, study, four bedrooms with en suite shower room to master, family bathroom, front and rear gardens, double detached garage and a driveway.**

Enter via part glazed front door with side screen through to:

#### Entrance Hall

Stairs rising to first floor landing, radiator, under stairs storage cupboard, oak flooring, coving to ceiling, doors to:

#### Cloakroom

Two piece suite comprising low flush W.C., wall mounted wash basin with tiled splash backs, window to side aspect, tiled flooring, coving to ceiling, radiator.

#### Lounge

17' 11" narrowing to 14' x 14' 3" max. narrowing to 12' 8" (5.46m x 4.34m)

Window to front aspect, two radiators, wall mounted gas fire with feature surround and raised hearth, T.V. point, coving to ceiling, doors through to:

#### Dining Room

10' 0" x 9' 3" (3.05m x 2.82m)

French door with side screens to rear aspect, radiator, laminate flooring, coving to ceiling, door through to:

#### Kitchen

11' 4" x 7' 7" (3.45m x 2.31m)(This measurement includes area occupied by kitchen units)

Refitted to comprise ceramic single drainer sink unit with mixed tap over and cupboard under, a range of eye and base level units providing work surfaces, a range of integrated stainless steel appliances comprising of double oven, gas hob, extractor, space for dishwasher, tiled flooring, radiator, window to rear aspect, through to:

#### Utility Room

7' 7" x 5' 0" (2.31m x 1.52m)(This measurement includes area occupied by kitchen units)

Comprising stainless steel single drainer sink unit with cupboard under, work surface, larder unit, fridge/freezer space, tiled flooring, window to rear aspect, door to side aspect, plumbing for washing machine, wall mounted gas boiler serving domestic hot water and central heating systems.

#### Study

11' 2" x 6' 1" (3.4m x 1.85m)

Window to front aspect, radiator, coving to ceiling.

#### First Floor Landing

Loft access, airing cupboard housing water cylinder with shelving over, coving to ceiling, doors through to:

#### Bedroom One

16' 1" max. x 13' 4" max. (4.9m x 4.06m)

Box bay window to front aspect, radiator, coving to ceiling, a range of fitted wardrobes with folding doors, door through to:

#### Ensuite Shower Room

Three piece suite comprising low flush W.C., pedestal wash hand basin, corner shower cubicle, tiled splash backs, shaver point, window to rear aspect, extractor vent, radiator, tiled flooring.

#### Bedroom Two

12' 0" x 9' 6" (3.66m x 2.9m)

Window to front aspect, radiator, coving to ceiling, fitted double wardrobe with folding doors.

#### Bedroom Three

10' 5" x 7' 3" max. (3.18m x 2.21m)

Window to rear aspect, radiator, coving to ceiling.

#### Bedroom Four

7' 5" x 7' 3" (2.26m x 2.21m)

Window to rear aspect, radiator, coving to ceiling.

#### Bathroom

Refitted three piece suite comprising low flush W.C., vanity sink with cupboard under, panelled bath with chrome mixer tap and shower attachment over, fully tiled walls and flooring, towel rail, shaver point, extractor, window to rear aspect.

#### Outside

Front - Garden is mainly lawned with display rockery stocked with bushes and flowers, further range of bushes to the side, double width driveway providing off road parking leading to:

Double Detached Garage - Two up and over doors, measuring internally 17' in depth x 16' 7" wide, power and light connected, bow window and door to rear aspect, wooden panelled ceiling with loft hatch.

Rear - Generous sized paved patio with water tap extending to the side enclosed by brick walling, courtesy door to garage, wooden pergola with block paved patio, extensive lawn to the rear and to the side with borders stocked with a very wide selection of flowers, bushes, shrubs and mature trees including apple and pear, fish pond with waterfall, vegetable plot with soft fruit bushes, greenhouse, wooden shed, gated side pedestrian access. The garden measures 125ft at its widest point and is enclosed by brick walling and timber panelled fencing

#### Material Information

The property Tenure is Freehold. We are informed by the vendor that there is a £25 per month contribution to the upkeep of the private lake.

#### 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 E (£2,838 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.**

