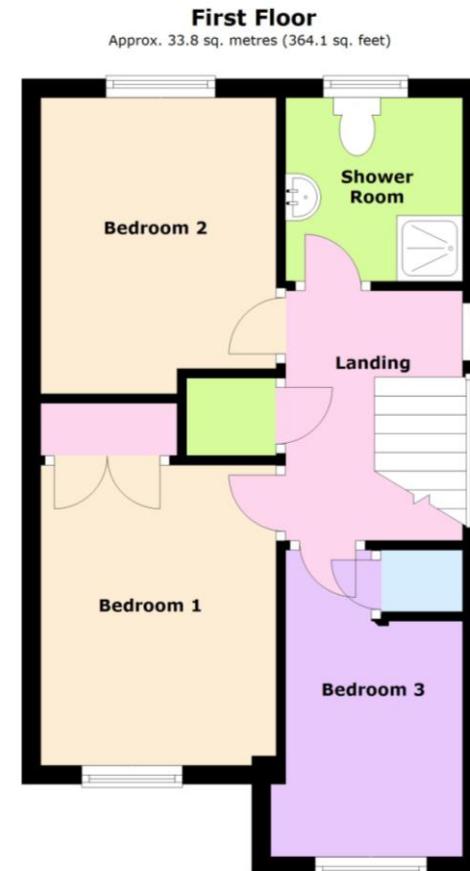


Total area: approx. 66.9 sq. metres (719.7 sq. feet)



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.

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 surveyors 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 estateagents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

Lodge Way Irthlingborough NN9 5YJ
Freehold Price £240,000

Wellingborough Office
 27 Sheep Street Wellingborough
 Northants NN9 1BS
 01933 224400

Irthlingborough Office
 28 High Street Irthlingborough
 Northants NN9 5TN
 01933 651010

Rushden Office
 74 High Street Rushden
 Northants NN10 0PQ
 01933 480480



Situated in a cul de sac on the southern outskirts of the 'Pinetree's' estate is this well presented modern three bedrooomed semi detached property featuring a southerly facing rear garden with views over Nene Valley. Benefits include gas radiator central heating, uPVC double glazing, built in kitchen appliances, refitted shower room and offers built in wardrobes to bedroom one and off road parking for up to two cars. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, three 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

Re-fitted to comprise low flush W.C, wall mounted wash hand basin, half tiled walls, heated towel rail, window to front aspect.

Lounge

14' 8" narrowing to 11' 5" x 13' 6" (4.47m x 4.11m)

Window to front aspect, radiator, T.V point, coving to ceiling, double doors to:

Kitchen/Dining Room

14' 7" x 9' 6" (4.44m x 2.9m)

Fitted to comprise composite one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, built in oven, induction electric hob, extractor fan, fridge/freezer space, radiator, wall mounted gas boiler serving domestic hot water and central heating systems, plumbing for washing machine, T.V point, vinyl flooring, window and sliding patio door to rear aspect.

First Floor Landing

Window to side aspect, loft access, ladder and power connected, cupboard housing water cylinder, doors to:

Bedroom One

10' 3" x 8' 4" (3.12m x 2.54m)

Window to front aspect, radiator, TV point, built in double wardrobe.

Bedroom Two

10' 7" x 8' 2" max (3.23m x 2.49m)

Window to rear aspect, radiator.

Bedroom Three

10' 7" x 8' 5" narrowing to 6' 7" (3.23m x 2.57m)

Window to front aspect, radiator, storage cupboard.



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

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.

