



BYWATER HERRING

SALES & LETTINGS

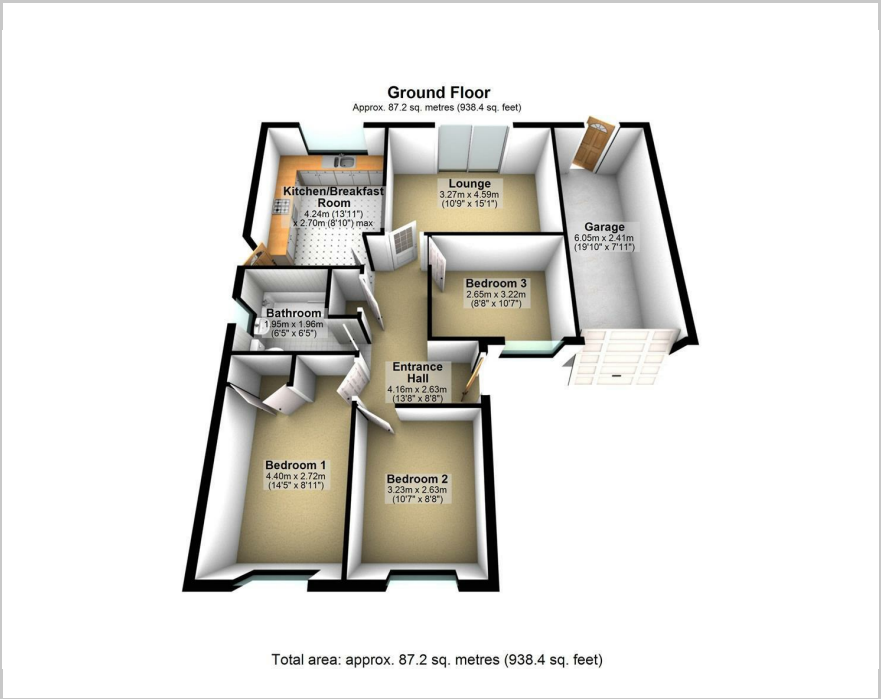
- A TRADITION OF TRUST -



Lodge Way, Irthlingborough
Offers In The Region Of £325,000



Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Accommodation

- Chain free detached bungalow with three good-sized bedrooms and a built in garage
- Quiet corner plot on the friendly Pine Trees estate
- Light-filled lounge with sliding doors straight out to the garden
- Spacious kitchen in good condition with opportunity to modernise
- Enclosed rear garden with patio, decking and garage access
- Tidy front garden that sweeps around the plot with a manageable hedge
- Driveway parking plus potential to adapt or convert the garage if needed
- The Lakes & Meadows are on your doorstep and the High Street is less than a 5 minute drive away
- Just a short drive to Stanwick Lakes and Rushden Lakes for nature and retail therapy
- Wellingborough Station is nearby - reach London St Pancras in under an hour



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	