



**BYWATER HERRING**

SALES & LETTINGS

- A TRADITION OF TRUST -



Lodge Way, Irthlingborough

Offers Over £290,000



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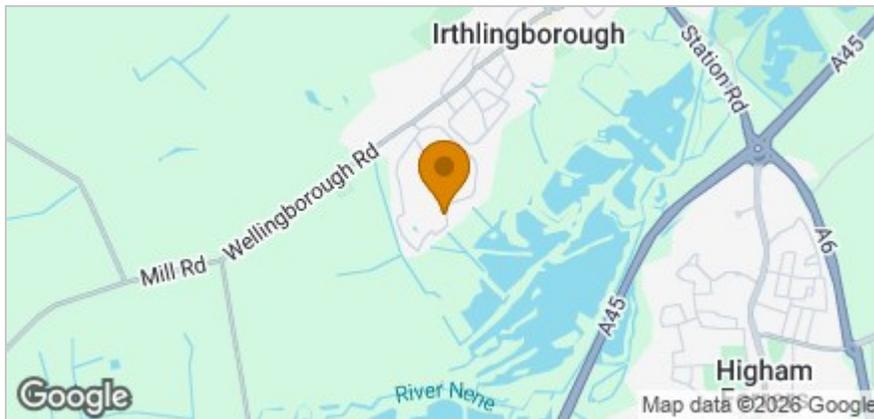


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## Floor Plan



## Area Map



## Accommodation

- Immaculate detached family home on with smart upgrades that can change family life
- Year round conservatory with solid roof and underfloor heating
- Split garage with internal utility and secure front storage
- Double driveway parking for two cars
- Flexible front room for 4th bedroom, office or playroom
- Open plan kitchen diner made for busy families
- Garden with patio, lawn, decking and side access
- Three bedrooms including main with ensuite
- Stylish main family bathroom
- Quiet estate near Lakes & Meadows, schools and High St shops



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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