



Lakeside, Irthlingborough
£425,000 Offer Over Freehold

**Sharman
Quinney**

Key Features



- Detached and extended four bedroom family home
- Master Bedroom Ensuite (Refitted)
- 1 of 23 properties that share ownership to a private and secure greenspace with an ornamental lake
- Hallway, Study, Lounge, Dining, Reception Extension, Kitchen, Guest W.C.
- Attractive and private rear garden with rear aspect partial view of rolling countryside

The accommodation is arranged over two floors and offers three reception rooms plus a study and kitchen to the ground floor. The extension porch adds huge benefit to the hallway, with guest cloakroom and storage. Entering the attractive entrance hallway via extension porchway adding a sense of light and welcome.

Entering the attractive entrance hallway via extension porchway adding a sense of light and welcome.

The study is adjacent to the reception lounge and open connecting dining room which in turn opens



via squared archway to the attractive rear extension family room with feature brick wall and stylish flooring - with French doors to the garden. The kitchen has fitted timber cabinetry and plumbing for washing machine and dishwasher.

The first floor has two generous double rooms and two further bedrooms, including master Ensuite - updated recently, both with fitted wardrobes as does bedroom three. In addition, there's a further updated family bathroom.

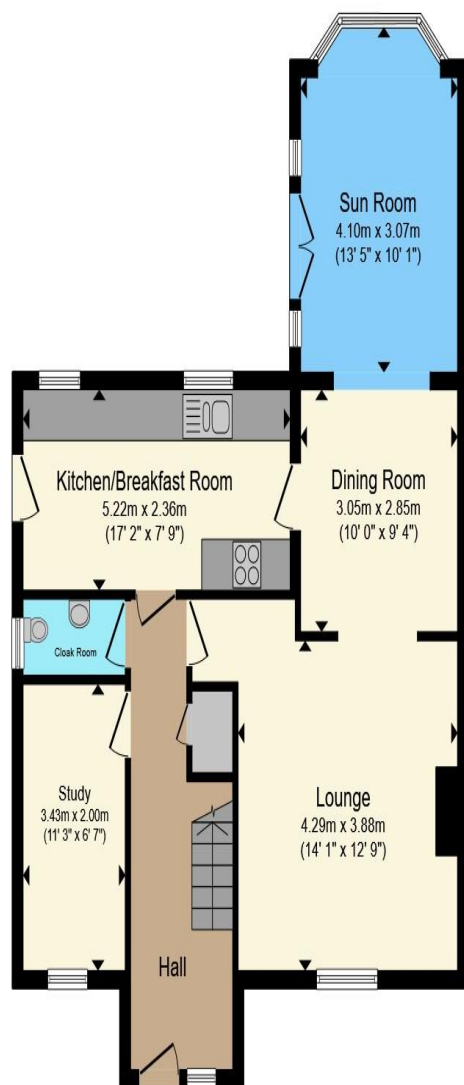
Outside

Two expansive and attractive paved patio areas compliment a generous sized and well-maintained lawn, extending to attractive rear boundary wall in warm multi- tone brick. A small number of ornamental trees add to the ambiance and a further gate give access to the main driveway and driveway to the Garage and front aspect. The Ornamental Lake is positioned at the end of the cul-de sac featuring the central lake with spring, lawns, trees and shrubs and pathways to secure coded gates linking the owners access.

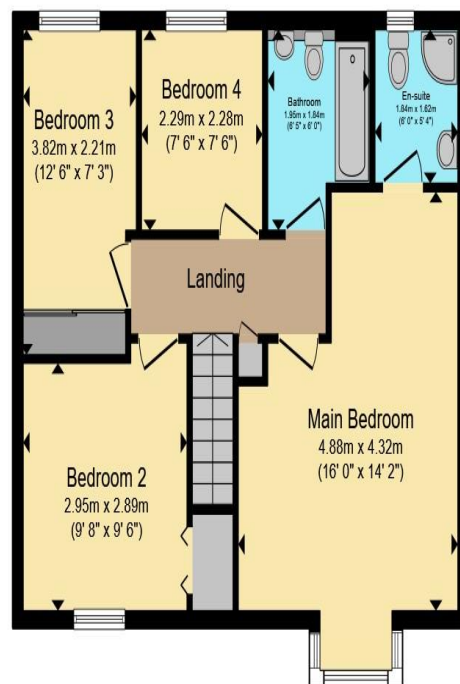
Agents Notes: A small monthly charge of £25 is applicable for maintenance and gardening of this delightful feature. Ask agent for details.

About Irthlingborough - Market Town
With wider retail facilities available 3.7 miles from the Town centre at "Rushden Lakes "development just a short drive away and provides and a





Ground Floor



First Floor

Total floor area 131.8 m² (1,418 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
Quinney**

Waitrose store. Other entertainment amenities also include a multi-screen cinema and several restaurants.

Irthlingborough is conveniently located for the major road network links including A45 leading a14 to the M1 and M6 and train stations in Kettering, Corby, Huntingdon and Peterborough allow access to the capital within the hour. Contact Sharman Quinney to arrange a viewing today to view this extended and well located family home.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on:
01832 735589

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01832 735589

 16 High Street, THRAPSTON, Northamptonshire,
NN14 4JH

 thrapston@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: THR103910 - 0001

