

CHARLES ORLEBAR

Estate Agents & Auctioneers



The Stumps, 16 Batsmans Drive, Rushden, Northamptonshire,
Offers Over £550,000



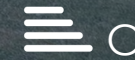
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Offers Over £550,000

The Stumps, 16 Batsmans Drive

Rushden, NN10 6EW

- 6 bedrooms
- Large kitchen/family room
- Family bathroom
- Garden
- 2 reception rooms
- 3 ensuites!
- Detached double garage
- Close to Rushden Lakes

Charles Orlebar presents - The largest of family homes in this exclusive cul de sac within a few minutes walk of the shops and restaurants at Rushden Lakes. Do you like entertaining? Abundantly spacious reception rooms combined with a generous kitchen/family room make this a house for the most sociable family. The well designed garden provides separate dining under a wooden gazebo or tranquility in more private spaces. This superb home will easily accommodate the growing family. On the first floor, bedrooms 1 and 2 both have their own ensuite shower rooms and two further bedrooms are serviced by a modern family bathroom. The top floor of this house has been designed with self-contained living in mind and comprises bedroom 5; bedroom 6/additional living space; store room; kitchen area and ensuite making this an ideal base for teenagers or indeed family members or guests! A detached double garage and ample off-road parking complete the package making this a truly spacious and practical modern family residence that must be viewed to be appreciated! Located on the periphery of Rushden Town close to the neighbouring Higham Ferrers, which is a popular market town in East Northamptonshire. Higham Ferrers provides schooling for children of all ages and a nice range of local shops, pubs and eateries. The addition of the nearby Rushden Lakes Shopping and Leisure complex (0.9 miles) means close (walking) access to top high street names, restaurants and the promise of a 14-screen multiplex cinema!



Hall

Living Room 18'1" x 13'0" (5.50 (5.51) x 3.95 (3.96))

Dining Room 12'11" x 11'1" (3.94 x 3.38)

Utility 7'3" x 5'5" (2.22 (2.21) x 1.64 (1.65))

WC

Kitchen/Diner 21'0" x 9'9" (6.41 (6.40) x 2.98 (2.97))

Lounge 13'0" x 9'9" (3.95 (3.96) x 2.98 (2.97))

Landing

Bedroom 4 11'4" x 12'2" (3.45 x 3.72 (3.71))

Bedroom 1 13'5" x 13'1" (4.10 (4.09) x 4.00 (3.99))

En-suite

Bedroom 3 12'6" x 13'0" (12'9") (3.80 (3.81) x 3.95 (3.89))



Family Bathroom

Bedroom 2 13'1" x 12'2" (4.00 (3.99) x 3.70 (3.71))

En-suite.

Landing.

Bedroom 6/sitting room
12'6" (12'5") x 12'4" (3.80 (3.78) x 3.77 (3.76))

Kitchen Area 9'9" x 3'9" (2.97 x 1.15 (1.14))

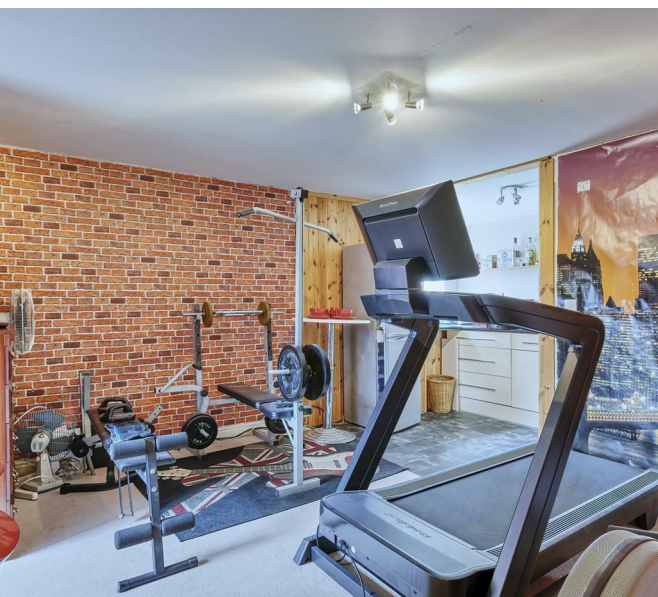
Bedroom 5 13'0" x 12'4" (3.95 (3.96) x 3.75 (3.76))

En-suite..

Store Room 13'0" x 5'11" max (3.95 (3.96) x 1.80 max)

Garage

Garden

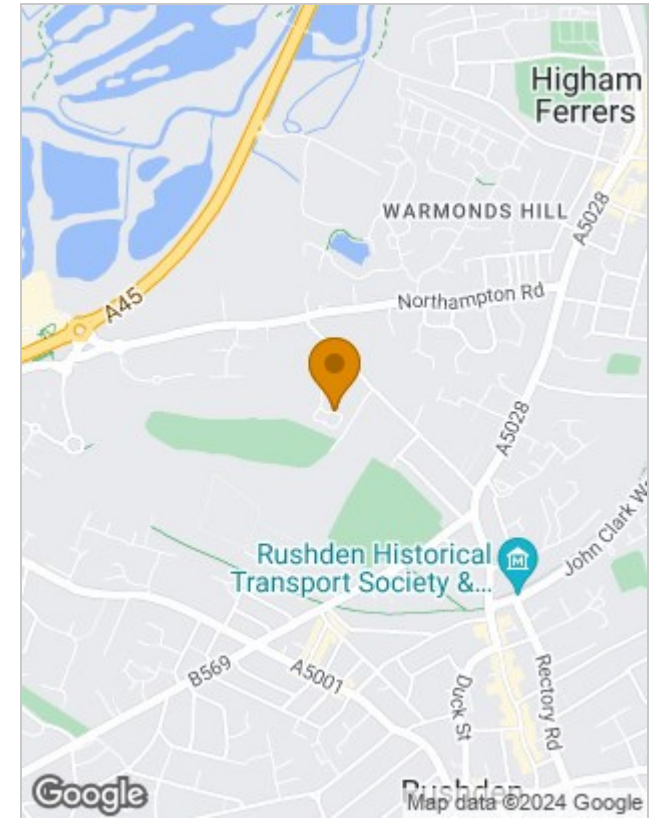




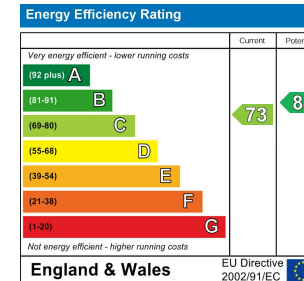
Floor Plans



Location Map



Energy Performance Graph



Council Tax Band: G
North Northants District Council

Tenure: Freehold

Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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