

**12 Rushmere Crescent  
Rushmere  
NORTHAMPTON  
NN1 5SA**

**Guide Price £325,000**



- **NO CHAIN**
- **FABULOUS REAR GARDEN**
- **LARGE CONSERVATORY**
- **FOUR PIECE SHOWER ROOM**

- **POPULAR LOCATION**
- **TWO BEDROOMS**
- **GARAGE**
- **ENERGY EFFICIENCY RATING TBC**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

This well presented detached bungalow, located in the sought after Rushmere area, offers a chain free opportunity. The ground floor comprises an entrance porch and hall, lounge, spacious conservatory, kitchen, two bedrooms and a four-piece shower room. Outside, the property features a stunning rear garden, predominantly laid to lawn with well tended planted beds and borders. The front garden is equally well maintained, offering off-road parking leading to a detached garage with rear storage. Additional benefits include gas radiator heating and UPVC double glazing.

## **Ground Floor**

### **Entrance Porch**

Approached via entrance door, door to;

### **Entrance Hall**

Radiator, laminate flooring, doors to;

### **Lounge**

15'11" x 11'11" (4.87m x 3.64m )

Open access to the conservatory, two radiators, fireplace with inset gas fire.

### **Conservatory**

14'2" x 8'3" (4.34m x 2.53m )

Upvc and brick construction, radiator, double doors leading to the delightful rear garden.

### **Kitchen**

10'5" x 10'2" (3.18m x 3.11m)

Window to the rear aspect, door leading to the store room, sink unit set into a range of base units with work surfaces over, tiled splash backs, matching wall mounted units, plumbing for washing machine, built in oven and hob with stainless steel extractor hood over, upright unit, airing cupboard.

### **Bedroom One**

13'5" x 11'10" (4.09m x 3.63m)

Window to the front aspect, radiator.

### **Bedroom Two**

10'0" x 6'9" (3.07m x 2.07m)

Window to the side aspect,, radiator.

### **Shower Room**

8'0" x 5'10" (2.44m x 1.8m)

Window to the front aspect, white suite comprising WC, bidet, wash hand basin, shower cubicle, fully tiled to the main areas half tiled to the remainder, heated towel rail, tiled floor.

### **Front Garden**

Well maintained with planted flowers and shrub beds, enclosed by a low level brick wall, driveway leading to the garage,

### **Garage**

15'11" x 8'5" (4.86m x 2.59m)

Up and over door to the front, window to the side, power and light connected, door to;

**Store**

11'5" x 9'2" average (3.5m x 2.8m average)

Door leading to the rear garden.

**Rear Garden**

This garden features a large patio area, a spacious lawn, mature trees offering privacy, and beds stocked with a wide variety of flowers and shrubs. It also includes a shed and greenhouse.

**Local Area**

The Rushmere area offers an abundance of amenities and green spaces, such as Abington Park, Rushmere tennis and bowling clubs, and Cripps Hall. It is also home to esteemed educational institutions like Northampton School for Boys. With Rushmere Road providing direct access to Bedford Road roundabout, which connects to the A428 and A45 main roads leading to M1 J15, commuting is convenient. Local shops on Landcross Drive and Wellingborough Road cater to everyday needs, while Northampton town centre, less than 2 miles away, offers extensive high street shopping, entertainment at Royal & Derngate theatre, and mainline rail services to London Euston and Birmingham New Street from Castle Hill station.

**Agents Notes**

West Northamptonshire Council

Council Tax Band: D

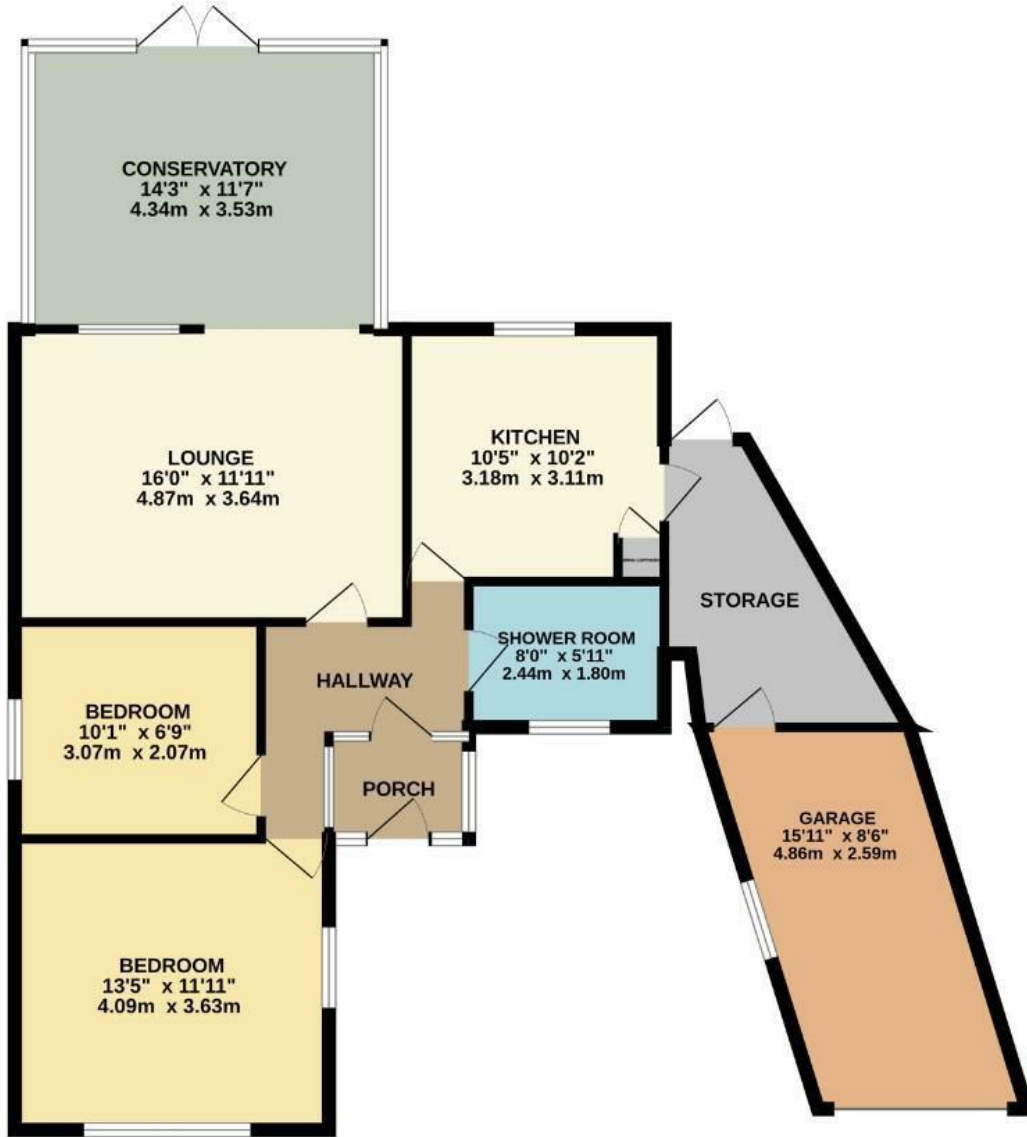
**Externally**





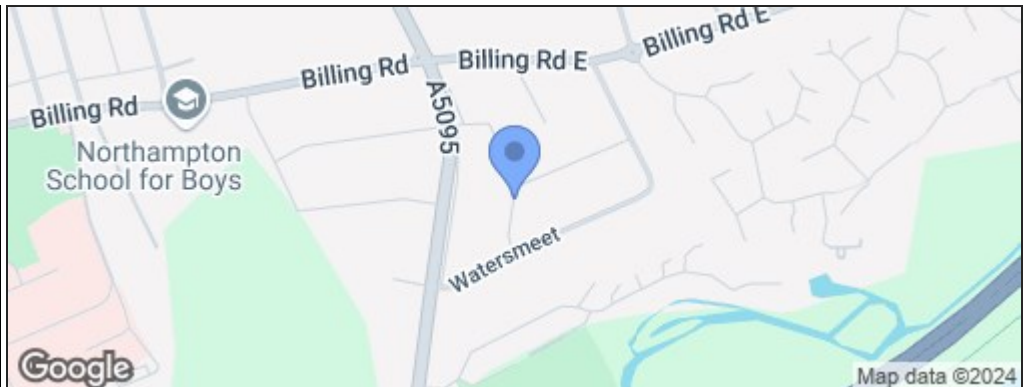


## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Disclaimer

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.