

**11 Rudge Mews  
Duston  
NORTHAMPTON  
NN5 6YL**

**£280,000**



- **THREE BEDROOMS**
- **REMODELED & REFURBISHED**
- **SUMMER HOUSE**
- **DOUBLE GLAZING**
- **CUL-DE-SAC LOCATION**

- **SEMI DETACHED HOME**
- **REFITTED KITCHEN & BATHROOM**
- **OFF ROAD PARKING**
- **GAS RADIATOR HEATING**
- **ENERGY RATING: C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Set in a cul-de-sac, this refurbished and remodeled home is offered in excellent condition and has a light and airy feel. The ground floor comprises of entrance hall, cloakroom, refitted and extended kitchen with built-in appliances and is open plan to the dining area and lounge which has sliding patio doors to the rear garden. To the first floor there are three bedrooms and a refitted bathroom. Outside there is a driveway to the front for two cars and an enclosed rear garden with a large summer house. Further benefits include uPVC double glazing and recently replaced gas central heating.

### **Entrance Hall**

Enter via uPVC double glazed door. Tiled flooring. Radiator. Door to cloakroom. Opening to dining area.

### **Cloakroom**

Newly fitted with a two-piece suite comprising low-level W.C. and vanity unit with inset sink. Tiled splashbacks. Extractor fan. Radiator. Obscured window to front aspect.

### **Kitchen**

12'3" x 7'3" (3.74 x 2.21)

Open plan and refitted with a range of wall and base level units with work surface over. Inset sink with boiling water mixer tap over. Electric hob with extractor hood over. Built-in slimline dishwasher. Built-in washer dryer. Fitted fridge/freezer. Tiled flooring. Upright radiator. Recessed spotlights. High-level paneled window to W.C. providing borrowed light.

### **Dining Area**

9'8" x 9'2" (2.97 x 2.81)

Window to front aspect. Tiled flooring. Upright radiator. Open plan to Lounge and kitchen.

### **Lounge Area**

10'4" x 17'7" (3.17 x 5.38)

Tiled flooring. Window and sliding patio doors leading to rear garden. Upright radiator. Understairs storage. Stairs leading to the first floor.

### **Landing**

Loft access. Doors leading to all rooms.

### **Bedroom One**

10'4" x 10'10" max (3.16 x 3.31 max)

Window to front aspect. Radiator.

### **Bedroom Two**

9'7" x 8'6" (2.94 x 2.6)

Window to rear aspect. Radiator.

### **Bedroom Three**

8'10" x 6'10" (2.7 x 2.09)

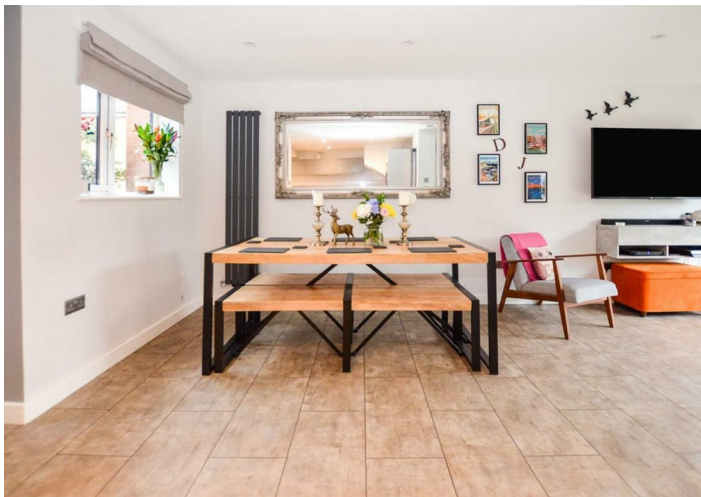
Currently used as a dressing room. Full width fitted wardrobes. Window to rear aspect. Radiator.

### **Bathroom**

Refitted with a three-piece suite comprising low-level W.C. pedestal mounted sink, paneled bath with fitted rain shower and retractable shower over. Tiled splashbacks. Extractor fan. Chrome ladder radiator. Obscured window to front aspect. Cupboard housing boiler.

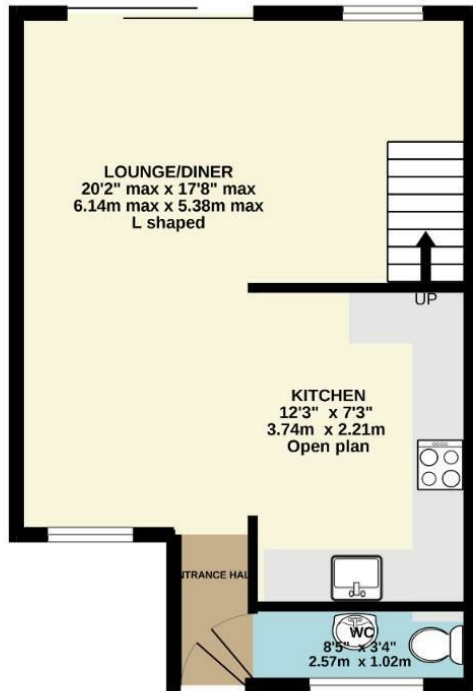
### **Outside**

To the front, there is a block paved and graveled driveway providing parking for two cars. The rear garden is laid to patio and lawn and is enclosed by timber fencing. There is also gated side access and a summer house with power and lighting connected.

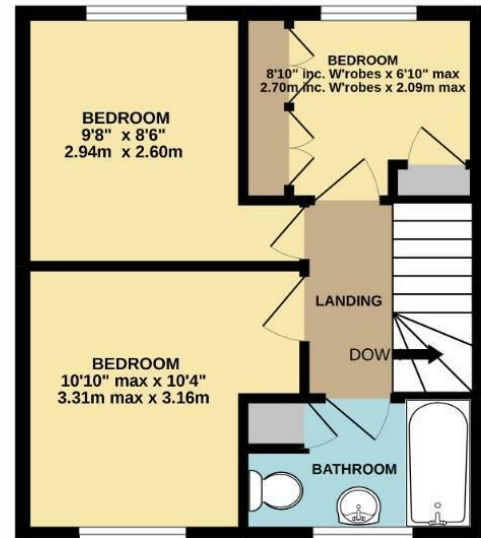




GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.

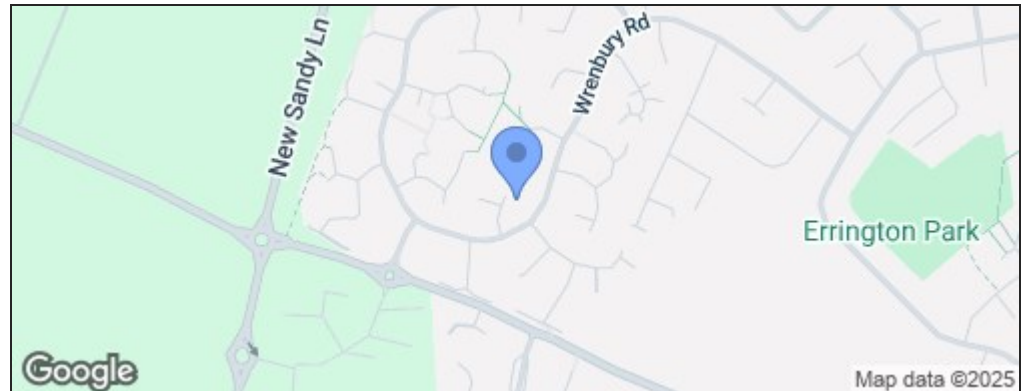


1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 sq.m.) approx.  
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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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 firms employment has the authority to make or give any representation or warranty in respect of the property.