



11 Carey Way | Rushden | NN10 0DZ



Matthew
Nicholas



Offers In The Region Of £274,995

A superbly presented three bedroom semi-detached family house situated close to local amenities including schools and shops. The property benefits from a gas fired radiator heating system, PVCu double glazing, a single garage, off road parking, contemporary neutral decor and recently refitted kitchen and bathroom. The property briefly comprises an entrance hall, sitting room, kitchen, downstairs WC, conservatory, three bedrooms and a bathroom. Gardens are provided to the front and rear along with an attached single garage. Viewing is highly recommended.

- Flexible living space
- Garage and off road parking
- PVCu double glazing
- Gas fired radiator heating system
- Easily maintained garden
- Viewing recommended

Timber entrance door with inset glazing leading from the side into the

Entrance Hall

Radiator, door to the sitting/dining room, kitchen and guest WC.

Guest WC

Fitted with a two-piece suite in white comprising of a low-level WC and wall mounted wash hand basin, tiled splash areas, and coving to ceiling, obscured window to the side.

Kitchen

7'11" x 9'1" (2.42m x 2.77m)

Recently refitted with a range of base and eye level units finished in grey gloss with quartz effect worktops and matching upstands, Single bowl stainless sink and drainer with stainless steel mixer tap above, integrated washing machine, fridge, freezer, gas hob with extractor above and electric oven beneath, window to front.

Sitting/ Dining Room

16'3" x 12'8" (4.97m x 3.88m)

Staircase to the first floor, two radiators, TV point, LVT flooring, coving to ceiling, glazed door opening to the conservatory.

Conservatory

11'11" x 9'11" (3.64m x 3.03m)

Double-glazed construction with a pitched glass roof, tiled floor and glazed door to the rear garden.

First Floor Landing

Window to the side at half height, access to roof space and coving to ceiling, doors to all bedrooms and bathroom.

Bedroom One

9'11" x 11'0" (3.03m x 3.37m)

Window to the front, radiator, coving to ceiling.

Bedroom Two

8'4" x 12'8" (2.55m x 3.88m)

Window to the rear, radiator, coving to ceiling.

Bedroom Three

7'5" x 9'5" (2.27m x 2.89m)

Window to the rear, radiator, coving to ceiling.

Bathroom

Fitted with a three piece suite in white comprising of a low-level WC, floorstanding wash

hand basin with mixer tap, bath with panel to the side and electric shower over bath, chrome towel radiator, tiled splash areas, coving, and expelair to ceiling, obscured window to the front.

Outside

The property enjoys an open plan frontage laid to lawn, Paved pathway to the main door, gated access to the side and single width driveway for one car leading to single garage

Garage

7'8" x 15'10" (2.35m x 4.85m)

Up and over door, power and light connected.

Rear Garden

The rear garden is laid to a low maintenance pebble style, tiered on two levels with artificial grass and slabbed seating areas, with side access.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.

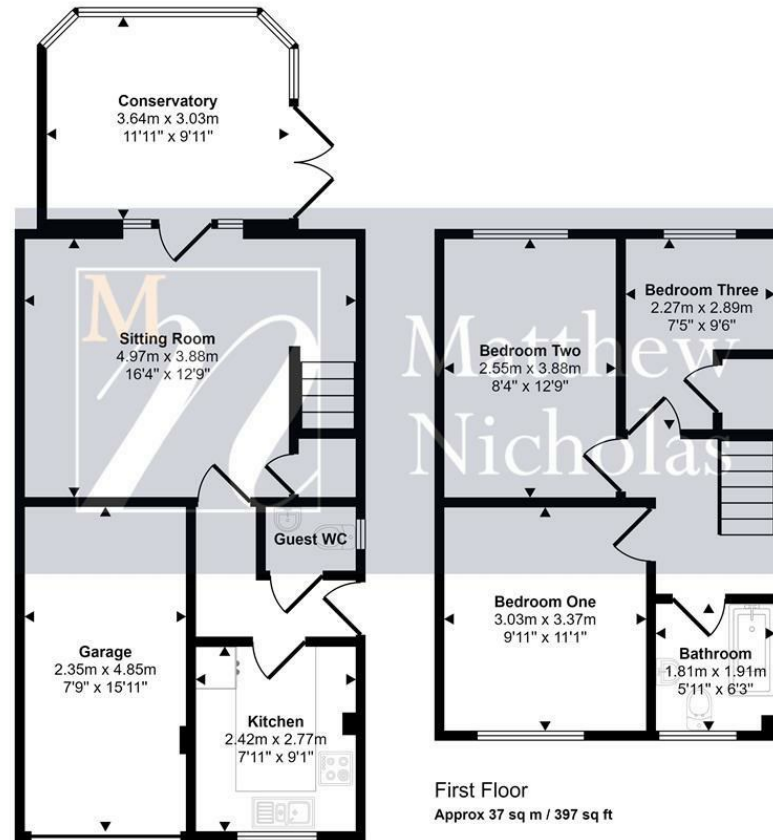




Further Information



Approx Gross Internal Area
93 sq m / 999 sq ft



First Floor
Approx 37 sq m / 397 sq ft

Ground Floor
Approx 56 sq m / 602 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Local Authority: North Northamptonshire Council

Tax Band: C

Floor Area: 999.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
	84
69	
Not energy efficient - higher running costs	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

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