



89 Keats Way | Rushden | NN10 6NH



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## Offers In The Region Of £250,000

An established and nicely situated detached two bedroom bungalow on this popular development that has been subject to numerous recent improvements. Enjoying a private garden, gas fired radiator heating system, refitted kitchen, refitted shower room and PVCu double glazing. Providing light and airy single floor living within easy reach of local amenities, a viewing is highly recommended. The accommodation briefly comprises of a sitting/dining room, kitchen, inner hall, two bedrooms and shower room.

- Detached bungalow on private plot
- Recently refitted kitchen & bathroom
- Cul-de-sac location
- Gas fired radiator heating system
- Neutral decoration
- Private rear garden

PVCu part glazed door leading from the side into the

### **Kitchen/Breakfast**

6'4" x 14'1" (1.94m x 4.30m)

Refitted with a range of grey coloured shaker style base and eye level units with wood effect worksurfaces above. Inset one and half bowl sink with mixer tap, space for slide in electric cooker (available by negotiation), space and plumbing for washing machine, space for fridge/freezer, breakfast bar, cupboard housing gas fired central heating boiler, downlighters, tiled floor. Windows to front and further window to side. Doorway to the

### **Sitting Room**

10'4" x 16'2" (3.17m x 4.95m)

Bay window to the front, ornamental fire surround, radiator, laminate flooring, coving. Door to the

### **Lobby**

Laminate flooring, doors to both bedrooms and shower room.

### **Bedroom One**

8'11" x 12'5" (2.73m x 3.80m)

Window to rear, radiator, coving.

### **Bedroom Two**

7'10" x 7'3" (2.39m x 2.21m)

Casement style glazed door to rear, radiator, coving.

### **Shower Room**

Refitted with a three piece suite including a low level WC, vanity wash hand basin with cupboard beneath and large walk in shower enclosure with glazed sliding door and hand held/overhead fittings. Vertical radiator, laminate flooring, obscured window to the side.

### **Outside**

The property stands behind a large gravelled front garden suitable for parking several vehicles. the driveway extends to the side of the property and allows access to the entrance door and via double timber gates to the rear garden.

### **Rear Garden**

Large patio to the rear of the property, further hardstanding, lawn and mature planting. Access to workshop with power/light connected. Enclosed by fencing, walls and planting. No considered overlooked.

### **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




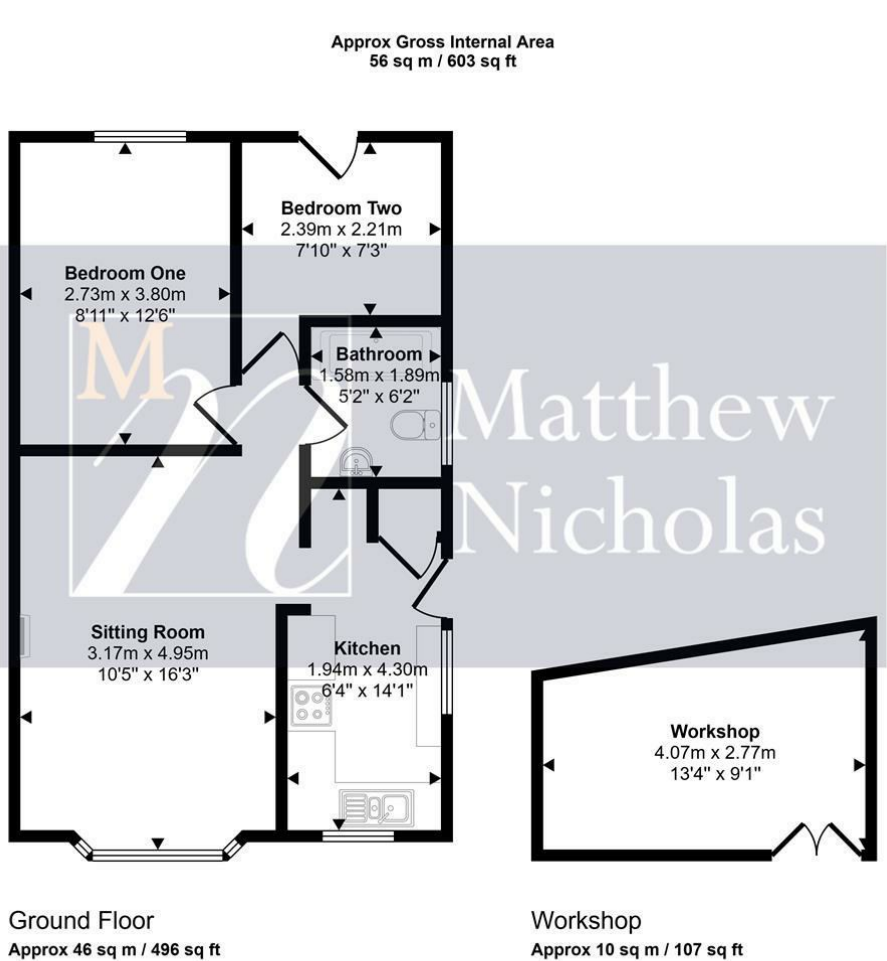
Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 603.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>58</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 



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.

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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