



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.



The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

Ascot Road Rushden NN10 0YP
Freehold Price 'Offers in excess of' £350,000

- Wellingborough Office** ☐
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400
- Irthlingborough Office** ☐
28 High Street Irthlingborough
Northants NN9 5TN
01933 651010
- Rushden Office** ☐
74 High Street Rushden
Northants NN10 0PQ
01933 480480



Situated just off Barrington Road and presented in immaculate condition is this modern four bedroomed detached house which has views over a local green to the front and features a refitted family bathroom and ensuite shower room which both have underfloor heating. Further benefits include a block paved driveway providing off road parking for up to three cars, single garage, built-in wardrobes to the main bedroom, built-in kitchen appliances, gas radiator central heating and uPVC double glazing. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, utility room, four bedrooms with ensuite to the master, family bathroom, gardens to front and rear, garage and a driveway.

Enter via front door to:

Entrance Hall

Radiator, stairs rising to first floor landing, Amtico flooring, coving to ceiling, doors to:

Cloakroom

Comprising low flush W.C., vanity sink unit, tiled splash backs, window to front aspect, radiator.

Lounge

20' 4" max into bay x 10' 10" (6.2m x 3.3m)

Bay window to front aspect, radiator, feature gas fireplace, Amtico flooring, coving to ceiling, through to:

Dining Room

12' 0" x 9' 5" (3.66m x 2.87m)

French doors to rear aspect, radiator, Amtico flooring, coving to ceiling, door to:

Kitchen/Breakfast Room

16' 5" x 11' 8" narrowing to 9' 2" (5m x 3.56m) (This measurement includes area occupied by kitchen units)

Comprising stainless steel one and a half bowl single drainer sink unit with cupboard under, a range of base and eye level units providing work surfaces, built-in oven, gas hob, extractor hood, plumbing for dishwasher, wine rack, space for fridge/freezer, Amtico flooring, tiled splash backs, spotlights, radiator, French doors and window to rear aspect, door to:

Utility Room

7' 4" x 5' 0" (2.24m x 1.52m) (This measurement includes area occupied by kitchen units)

Comprising stainless steel single drainer sink unit with cupboard under, a range of base and eye level units providing work surfaces, plumbing for washing machine, tiled splash backs, Amtico flooring, door to side aspect, wall mounted gas boiler serving domestic central heating and hot water systems.

First Floor Landing

Radiator, window to side aspect, loft access, doors to:

Master Bedroom

12' 2" x 10' 11" (3.71m x 3.33m)

Window to front aspect, radiator, a range of built-in wardrobes and drawers, door to:

Ensuite Shower Room

Refitted to comprise low flush W.C., pedestal wash hand basin, double shower cubicle, tiled floor with underfloor heating, heated towel rail, window to side aspect, extractor, spotlights, fully tiled walls.

Bedroom Two

10' 9" x 9' 4" (3.28m x 2.84m)

Window to rear aspect, radiator.

Bedroom Three

8' 0" x 7' 4" (2.44m x 2.24m)

Window to rear aspect, radiator.

Bedroom Four

8' 9" x 6' 5" (2.67m x 1.96m)

Window to front aspect, radiator.

Family Bathroom

Refitted to comprise low flush W.C., vanity sink unit, panelled bath with shower over, fully tiled walls, tiled floor with underfloor heating, electric chrome heated towel rail, extractor, spotlights.

Outside

Front - Lawn with planted bushes, block paved driveway providing off road parking for up to three cars, leading to:

Garage - Up and over door, power and light connected.

Rear - Extensive patio area, lawn with border stocked with bushes and shrubs, further patio area, outside tap, enclosed by wooden fencing with gated rear pedestrian access.

Energy Performance Rating

This property has an energy rating of TBC. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band E (£2,419 per annum. Charges for 2021/22).

Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly

showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website – www.richardjames.net

Mortgages

We are able to offer our clients mortgage advice through our association with Crystal Financial Services. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

