



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.

Whitefriars Rushden NN10 9PE Freehold Price £385,000

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



Offering deceptively spacious accommodation is this well presented three double bedroomed chalet detached house with two bathrooms which has views over fields to the rear. Outside you'll find a beautiful and private rear garden, a driveway providing off road parking and a single integral garage. Step inside and you'll enjoy a modern kitchen with range cooker, refitted family bathroom and shower room, built-in wardrobes to all bedrooms, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, family bathroom, bedroom three, to the first floor two further bedrooms, shower room, gardens to front and rear, garage and a driveway.

Enter via double doors to:

Entrance Hall

Stairs rising to first floor landing, under stairs storage cupboard, spotlights, radiator, doors to:

Lounge

20' 4" x 13' 9" max (6.2m x 4.19m)

Sliding patio doors to rear aspect, two radiators, feature fireplace with log burner.

Kitchen/Dining Room

29' 8" narrowing to 10' 10" x 11' 5" max (9.04m x 3.48m)

(This measurement includes area occupied by

Kitchen Area

Refitted to comprise one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, freestanding range cooker, extractor hood, plumbing for dishwasher, space for fridge/freezer, built-in microwave, two windows and a door to side aspect, tiled floor, airing cupboard housing hot water cylinder and wall mounted gas boiler serving domestic central heating and hot water systems, spotlights, radiator, through to:

Dining Area

Radiator, windows to side and rear aspects, spotlights, tiled floor.

Bedroom Three

14' 9" x 10' 1" (4.5m x 3.07m)

Windows to front and side aspects, radiator, two built-in double wardrobes, spotlights.



Family Bathroom

Refitted to comprise low flush W.C., pedestal wash hand basin, corner shower cubicle, bath with shower attachment, tiled splash backs, chrome heated towel rail, window to front aspect, spotlights, radiator.

First Floor Landing

Loft access, doors to:

Bedroom One

20' 6" x 14' 4" max (6.25m x 4.37m)

Juliette balcony to rear aspect, two radiators, a range of built-in wardrobes, access to eaves storage.

Bedroom Two

17' 0" max x 14' 4" (5.18m x 4.37m)

Window to front aspect, radiator, access to eaves storage, built-in double wardrobe.

Shower Room

Refitted to comprise low flush W.C., pedestal wash hand basin, shower cubicle, tiled splash backs, window to side aspect, chrome heated towel rail, spotlights.

Outside

Front - Mostly gravelled with side border stocked with shrubs, block paved driveway providing off road parking, leading to:

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

Rear - Patio area, lawn with established borders stocked with variety of plants, shrubs, trees and bushes, wooden summer house, ornamental pond, enclosed by wooden fencing with gated side pedestrian access. Enjoys a southerly facing aspect and a high degree of privacy.

Energy Performance Rating

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



Council Tax

We understand the council tax is band E (£2,758 per annum. Charges for 2024/25).

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 an independent mortgage advisor. 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.

