

Newton Road Rushden

richard james

www.richardjames.net



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.

Newton Road Rushden NN10 0SY
Freehold Price £425,000

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 surveyors 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.

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 in a semi-rural location with views over countryside is this well presented and extended three bedroomed detached property which has been upgraded and refurbished to include a refitted kitchen with granite worktops and built-in appliances, refitted bathroom, refitted utility and cloakroom, built-in wardrobes to bedroom two, uPVC double glazing and gas radiator central heating. The property also features a 60ft long block paved driveway offering parking for numerous vehicles, a detached garden room, a single garage with a remote control roller door, separate reception rooms and a well tended 45ft southerly facing rear garden. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen/breakfast room, utility, cloakroom, three bedrooms with ensuite shower room to the master, family bathroom, garage, rear garden and driveway.

Enter via composite front door to:

Entrance Hall

Radiator, built-in cupboard, stairs rising to first floor landing, window to side aspect, doors to;

Lounge

21' 11" x 11' 5" (6.68m x 3.48m)

Bay window to front aspect, two radiators, 'Gazco' gas fireplace with feature surround, coving to ceiling, T.V. point.

Utility Room

8' 8" x 6' 9" (2.64m x 2.06m)

Refitted to comprise stainless steel single drainer sink unit with cupboard under, a range of base and eye level units providing work surfaces, plumbing for washing machine, space for tumble dryer, tiled splash backs, tiled floor, radiator, door to side aspect, coving to ceiling, door to:

Cloakroom

Refitted to comprise low flush W.C., wall mounted wash hand basin, tiled splash backs, window to side aspect, tiled floor, coving to ceiling.

Dining Room

17' 3" x 9' 6" (5.26m x 2.9m)

Two windows to side aspect, two radiators, built-in cupboard, window to rear aspect, door to:

Kitchen/Breakfast Room

17' 11" max x 11' 11" max (5.46m x 3.63m) (This measurement includes area occupied by kitchen units)

Kitchen Area

Refitted to comprise stainless steel single drainer sink unit with cupboard under, a range of base and eye level units providing granite work surfaces, built-in stainless steel 'Neff' double oven and 'AEG' induction hob, extractor hood, plumbing for dishwasher, space for fridge and freezer, spotlights, tiled splash backs, radiator, concealed wall mounted gas combination boiler serving domestic central heating and hot water systems, through to:

Breakfast Room

Windows to side and rear aspects, French doors to rear aspect, larder style kitchen units.

First Floor Landing

Radiator, loft access, doors to:

Master Bedroom

18' 3" x 11' 1" max (5.56m x 3.38m)

Window to rear aspect, two skylights to side aspect, radiator, telephone point, door to:

Ensuite Shower Room

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

Bedroom Two

14' 7" x 11' 6" max(4.44m x 3.51m)

Window to front aspect, radiator, a range of built-in wardrobes.

Bedroom Three

9' 7" x 7' 4" (2.92m x 2.24m)

Window to rear aspect, radiator, telephone point.

Family Bathroom

Refitted to comprise low flush W.C., vanity sink unit, panelled bath with shower over, chrome heated towel rail, window to side aspect, tiled splash backs, tiled floor, spotlights, extractor.

Outside

Front - Block paved driveway providing off road parking for numerous vehicles, enclosed by brick walling and metal railings. Driveway measures approx. 61ft max x 39ft max (L shaped).

Garage - Remote control roller door, power and light connected, side door to garden. The garage is L shaped and measures approx. 16' 7" in length x 8' 5" widening to 13' 7".

Rear - Patio with wooden pergola, lawn with borders stocked with variety of bushes and shrubs, outside lighting, outside electric point, detached garden room, enclosed by wooden fencing with gated rear pedestrian access, enjoys views over fields. Measures approx. 45ft in length x 35ft in width.

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 (£2,630 per annum. Charges for 2023/24).

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. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

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.

