

# Rushden Road Wymington

richard james

www.richardjames.net



Total area: approx. 90.3 sq. metres (971.8 sq. feet)



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.

Rushden Road Wymington NN10 9LH  
Freehold Price £322,500

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.

**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



**If you're looking to move to a village location then this established three bedroomed semi-detached property with a stunning 150ft approx. rear garden might just be the one you've been looking for! There's a single garage plus off road parking for up three vehicles and a handy addition of a uPVC conservatory. Inside you'll find separate reception rooms, a refitted kitchen with built-in appliances, refitted shower room, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, utility, W.C., conservatory, three bedrooms, shower room, gardens to front and rear, garage and driveway.**

Enter via front door to:

#### Entrance Hall

Window to front aspect, coving to ceiling, stairs rising to first floor landing, radiator, under stairs storage cupboard, doors to:

#### Lounge

12' 5" max x 11' 5" min (3.78m x 3.48m)

Bay window to front aspect, radiator, feature gas fireplace, coving to ceiling.

#### Dining Room

10' 11" x 10' 11" (3.33m x 3.33m)

Two radiators, dado rail, coving to ceiling, window and door to rear aspect, through to:

#### Kitchen

7' 8" x 7' 5" (2.34m x 2.26m) (This measurement includes area occupied by kitchen units)

Refitted to comprise single drainer sink unit with cupboard under, a range of eye level and base units providing solid wood work surfaces, stainless steel built-in oven, gas hob, extractor hood, tiled splash backs, coving to ceiling, built-in fridge, tiled splash backs, window to side aspect, through to:

#### Utility Room

4' 10" x 4' 0" (1.47m x 1.22m)

Comprising solid wood work surface, tiled splash backs, radiator, window to side aspect, plumbing for washing machine, coving to ceiling, space for under counter freezer, door to:

#### WC

Comprising low flush W.C., window to rear aspect, dado rail, radiator, coving to ceiling.

#### Conservatory

11' 6" x 9' 5" (3.51m x 2.87m)

Of brick/uPVC construction, sliding patio doors to rear aspect, tiled floor, radiator.

#### First Floor Landing

Window to side aspect, coving to ceiling, loft access, doors to:

#### Bedroom One

11' 5" x 9' 10" up to wardrobes (3.48m x 3m)

Window to front aspect, radiator, dado rail, coving to ceiling, built-in wardrobes.

#### Bedroom Two

10' 11" x 10' 7" (3.33m x 3.23m)

Window to rear aspect, radiator, dado rail, coving to ceiling, built-in wardrobe.

#### Bedroom Three

7' 11" x 7' 10" (2.41m x 2.39m)

Window to rear aspect, radiator, coving to ceiling, built-in wardrobe.

#### Shower Room

Refitted to comprise low flush W.C., vanity sink unit, shower cubicle, fully tiled walls, tiled floor, chrome heated towel rail, window to front aspect.

#### Outside

Front - Gravelled driveway providing off road parking for up to three vehicles.

Garage - Up and over door, power and light connected, water tap, personnel door and window to side aspect, window to rear aspect.

Rear - Large patio area, extensive borders stocked with huge variety of plants, shrubs, trees and bushes, water feature, workshop with power and light connected, summerhouse with power and light connected, vegetable patch, greenhouse, outside tap on rear of garage, enclosed by wooden fencing with gated side pedestrian access. Garden measures approx. 150ft in length and enjoys a high degree of privacy.

#### 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 C (£2,021 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. 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](http://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.**

