



Total area: approx. 103.7 sq. metres (1115.7 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.



Larkhill Rushden NN10 6BG
Freehold Price £335,000

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 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.

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Northants NN8 1BS
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Irthlingborough Office
28 High Street Irthlingborough
Northants NN9 5TN
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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Tucked away at the end of a cul-de-sac and within walking distance of both Rushden Lakes and Higham Ferrers market square is this four bedroomed detached house which enjoys off road parking for several vehicles plus an L shaped rear garden that isn't overlooked from the rear. Further benefits include a single garage, refitted bathroom, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen, dining room, four bedrooms, bathroom, gardens to side and rear, garage and driveway.

Enter via front door to:

Entrance Hall

Tiled flooring, radiator, stairs rising first landing, doors to:

Cloakroom

Comprising low flush W.C., vanity sink unit, heated towel radiator.

Lounge

22' 5" x 12' 1" (6.83m x 3.68m)

French door and window to rear aspect, window to front aspect, three radiators, feature open fireplace.

Kitchen/Dining Room

29' 4" x 9' 9" max. (8.94m x 2.97m)

Kitchen Area

Comprising stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, built-in double oven, plumbing for washing machine, space for fridge freezer, plumbing for dishwasher, tiled splash backs, window to rear aspect, tiled floor, built-in cupboard, through to:

Dining Area

Door side to aspect, window to front aspect, radiator.

First Floor Landing

Doors to:

Bedroom One

12' 1" x 10' 10" (3.68m x 3.3m)

Windows to front and rear aspects, radiator, shower cubicle.

Bedroom Two

10' 2" x 8' 4" (3.1m x 2.54m)

Window to rear aspect, radiator, built-in wardrobes.

Bedroom Three

8' 8" x 7' 4" (2.64m x 2.24m)

Window to front aspect, radiator, wall mounted gas boiler serving domestic central heating and hot water systems.

Bedroom Four

9' 0" x 6' 8" (2.74m x 2.03m)

Window to rear aspect, radiator.

Bathroom

Refitted to comprise low flush W.C., vanity sink unit, panelled bath, built-in cupboard, window to rear aspect, chrome heated towel radiator.

Outside

Front - Block paved driveway providing off road parking for three to four vehicles.

Rear and side - Patio area, mostly lawn with borders laid with bark chippings, two wooden sheds, outside lighting, enclosed by wooden fencing with side gated pedestrian access. Garden enjoys a good degree of privacy.

Single garage - Up and over door, personnel door and window to side aspect.

Energy Performance Rating

This property has an energy rating of E. 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 2024/2025).

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.

