



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 'Offers in excess of' £525,000

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.

**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



**A substantial four bed roomed detached family home which has been upgraded by the current owners and is in walking distance of both Rushden Lakes and Higham's market square. Inside you'll find a generous master suite with it's own dressing room and luxury en-suite shower room, a refitted family bathroom and a gym/home office. Outside there's a private rear garden, electric charging point, double garage with electric roller door and off road parking for several vehicles. Further benefits include a utility room, refitted cloakroom, 30ft kitchen/dining room, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, cloakroom, kitchen/dining room, lounge, family room, gym/home office, utility room, four bedrooms, ensuite shower room, family bathroom, gardens to front and rear, double garage and driveway.**

Enter via front door to:

**Entrance Hall**

Stairs rising to first floor landing, radiator, doors to:

**Cloakroom**

Refitted to comprise low flush W.C., vanity sink unit, radiator, window to side aspect, spotlights.

**Utility Room**

9' 0" x 7' 8" (2.74m x 2.34m)

Comprising stainless steel sink unit, a range of eye level and base units providing work surfaces, tiled splash backs, plumbing for washing machine, space for tumble dryer, radiator, space for fridge/freezer, spotlights.

**Lounge**

24' 1" max x 13' 0" max (7.34m x 3.96m)

Sliding patio doors to rear aspect, two radiators, window to front aspect, spotlights, T.V. recess, through to:

**Family Room**

12' 11" x 12' 2" (3.94m x 3.71m)

Sliding patio doors to rear aspect, two radiators, spotlights, door to:

**Gym/Office**

16' 1" x 8' 8" (4.9m x 2.64m)

Window to rear aspect, radiator, spotlights, personnel door to garage.

**Kitchen/Dining Room**

30' 10" x 9' 8" narrowing to 8' 7" (9.4m x 2.95m) (This measurement includes area occupied by kitchen units)

**Kitchen Area**

Comprising stainless steel one and a half bowl single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, range cooker, extractor hood, plumbing for dishwasher, built-in fridge/freezer, tiled splash backs, window to rear aspect, door to side aspect, concealed wall mounted gas boiler serving domestic central heating and hot water systems, spotlights, through to:

**Dining Area**

Window to front aspect, window to side aspect, two radiators, spotlights.

**First Floor Landing**

Airing cupboard housing hot water cylinder, windows to front and side aspects, spotlights, doors to:

**Master Bedroom**

16' 1" x 13' 0" (4.9m x 3.96m)

Window to front aspect, radiator, spotlights, door to:

**Ensuite Shower Room**

Refitted to comprise low flush W.C., vanity sink unit, large shower with waterfall shower head, tiled splash backs, window to rear aspect, spotlights, chrome heated towel rail.

**Dressing Room**

16' 1" x 9' 10" (4.9m x 3m)

Window to rear aspect, radiator, spotlights.

**Bedroom Two**

12' 7" x 10' 2" (3.84m x 3.1m)

Window to rear aspect, radiator, spotlights.

**Bedroom Three**

13' 3" x 9' 1" (4.04m x 2.77m)

Window to rear aspect, radiator, spotlights.

**Bedroom Four**

11' 10" x 8' 8" (3.61m x 2.64m)

Window to front aspect, radiator, spotlights.

**Family Bathroom**

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

**Outside**

Front - Lawn with borders stocked with bushes and trees, electric vehicle charging point, concrete and gravelled driveway providing off road parking for several vehicles, leading to:

Double garage - Electric roller door, power and light connected, personnel door to the gym. Measures approx 14ft in length x 16ft in width internally.

Rear - Wooden decked area, mostly lawn with borders stocked with bushes and trees, enclosed by wooden fencing with gated side pedestrian access. Enjoys a high degree of privacy.

**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 2024/25).

**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.**

