

# Newton Road Rushden

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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 0SZ  
Freehold Price £850,000

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  
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**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480



**Yala is an extended four bed roomed detached residence which occupies a 2.0 acre plot in a semi-rural location on the outskirts of Rushden, which lies close to the Northants/Bedfordshire border. The property adjoins countryside and could lend itself to equestrian use or to separate the existing garden to form a building plot for another dwelling (subject to planning permission). The house offers 2,500 sq ft of living accommodation including separate reception rooms, generous master bedroom with balcony and ensuite, uPVC double glazing and oil fired central heating.**

Enter via front door to:

#### Entrance Hall

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

#### Cloakroom

Comprising low flush W.C., vanity sink unit, tiled splash backs, window to rear aspect, radiator, coving to ceiling.

#### Lounge

26' 4" x 12' 11" (8.03m x 3.94m)

Window to front aspect, window to side aspect, two radiators, feature open fireplace with log burner, coving to ceiling.

#### Dining Room

13' 0" x 12' 10" (3.96m x 3.91m)

Windows to front and side aspects, radiator, coving to ceiling.

#### Kitchen

13' 0" x 13' 1" (3.96m x 3.99m) (This measurement includes area occupied by kitchen units)

Comprising stainless steel twin sink unit with cupboard under, a range of eye level and base units providing granite work surfaces, freestanding range cooker, extractor hood, plumbing for dishwasher, space for under counter fridge, tiled splash backs, radiator, windows to side and rear aspects, door to:

#### Conservatory

9' 2" x 8' 2" (2.79m x 2.49m)

Of brick/uPVC construction, door to side aspect, radiator, solid roof, door to rear.

#### First Floor Landing

Windows to front & side aspects, radiator, coving to ceiling, doors to:

#### Master Bedroom

27' 10" x 21' 2" narrowing to 10' 4" (8.48m x 6.45m)

Windows to front, side and rear aspects, sliding patio doors leading to balcony, two radiators, extensive range of built-in furniture, door to:

#### Ensuite Bathroom

Comprising low flush W.C., pedestal wash hand basin, vanity sink unit, corner bath, shower cubicle, tiled splash backs, window to side aspect, radiator.

#### Bedroom Two

13' 0" x 13' 1" (3.96m x 3.99m)

Window to rear aspect, radiator, vanity sink unit, built-in cupboards and wardrobes.

#### Bedroom Three

13' 1" x 12' 11" (3.99m x 3.94m)

Windows to front and side aspects, radiator, coving to ceiling.

#### Bedroom Four

13' 1" x 13' 0" (3.99m x 3.96m)

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

#### Family Bathroom

Comprising low flush W.C., pedestal wash hand basin, panelled bath, shower cubicle, tiled splash backs, window to rear aspect, radiator, coving to ceiling.

#### Outside

Front - In and out driveway providing off road parking for numerous vehicles, gated access provides vehicular access to the rear garden.

Double Garage (oversized) - Remote control sectional door, window to rear aspect, two windows to side aspect, sink unit with cupboard under, plumbing for washing machine, space for fridge/freezer, space for tumble dryer, floor standing oil fired boiler serving domestic central heating and hot water systems, water tap, measures 27' 11" in width x 21' 3" in length, door to:

Study - 19' 11" x 7' 5" - Two skylights to side aspect, radiator. Please note this room is only able to be accessed through the double garage.

Rear - Extensive gardens comprising lawned areas, vegetable plot, ponds, borders stocked with variety of plants, shrubs, numerous mature trees, several stores/outbuildings, enclosed by mostly hedging and trees with side gated vehicular access. The double width plot occupies in the region of 2.0 acres of land and could lend itself to equestrian use, small holding or the construction of another dwelling to sit next to the existing one (subject to necessary planning).

#### 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 F (£3,260 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.**

