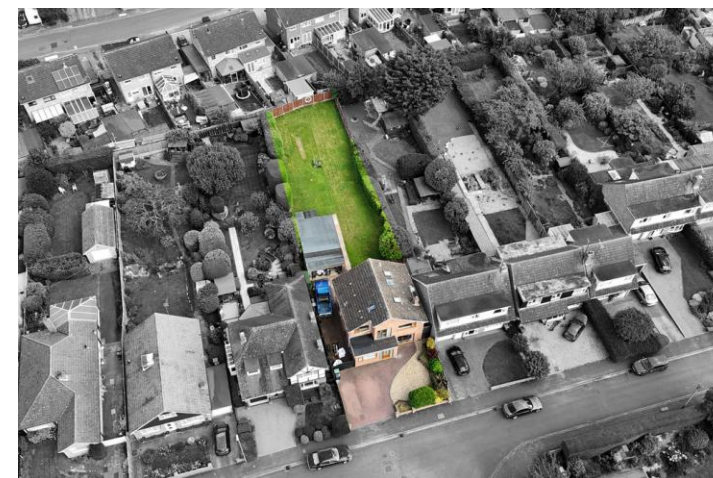




Total area: approx. 162.9 sq. metres (1753.4 sq. feet)



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.



Fern Road Rushden NN10 6AU
Freehold Price £450,000

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



Situated in a non-estate location within walking distance of 'Rushden Lakes' is this four bedroomed detached house set across three floors which features a stunning 130ft rear garden and a huge 28ft x 16ft over sized garage. Further benefits include three reception rooms, off road parking for several vehicles, three bathrooms, gas radiator central heating and uPVC double glazing. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, family room, to the first floor three bedrooms, ensuite shower room and family bathroom, to the second floor a bedroom with ensuite shower room, gardens to front and rear, oversized garage and a driveway.

Enter via front door to:

Entrance Hall

Radiator, coving to ceiling, two under stair storage cupboards, wooden flooring, stairs rising to first floor landing, doors to:

Cloakroom

Comprising low flush W.C., wall mounted wash hand basin, tiled splash backs, window to side aspect, chrome heated towel rail.

Lounge

13' 9" x 12' 3" (4.19m x 3.73m)

Window to front aspect, radiator, feature fireplace, through to:

Dining Room

10' 10" x 9' 8" (3.3m x 2.95m)

French doors with side windows to rear aspect, radiator.

Kitchen/Breakfast Room

17' 10" x 10' 11" (5.44m x 3.33m) (This measurement includes area occupied by kitchen units)

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, built-in stainless steel double oven, five ring gas hob, extractor hood, space for fridge/freezer, plumbing for dishwasher, space for washing machine and tumble dryer, tiled splash backs, concealed wall mounted gas boiler serving domestic central heating and hot water systems, two windows to rear aspect, door to side aspect, coving to ceiling, radiator.

Family Room

15' 4" x 8' 4" (4.67m x 2.54m)

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

First Floor Landing

Window to front aspect, coving to ceiling, stairs rising to second floor landing, built-in cupboard, doors to:

Master Bedroom

12' 0" x 11' 0" (3.66m x 3.35m)

Window to rear aspect, radiator, door to:



Ensuite Shower Room

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

Bedroom Two

12' 5" x 10' 4" (3.78m x 3.15m)

Window to front aspect, radiator, coving to ceiling.

Bedroom Three

14' 5" x 9' 4" (4.39m x 2.84m) Window to rear aspect, radiator,

coving to ceiling.

Family Bathroom

Refitted to comprise low flush W.C., pedestal wash hand basin, corner bath, shower cubicle, tiled splash backs, window to front aspect, coving to ceiling, chrome heated towel rail.

Second Floor Landing

Skylight to side aspect, door to:

Bedroom Four

25' 2" max x 13' 9" max (7.67m x 4.19m)

Irregular shaped room - two skylights to side aspect, radiator, built-in cupboards, access to eaves, door to:

Ensuite Shower Room

Comprising low flush W.C., pedestal wash hand basin, shower cubicle, tiled splash backs, skylight to side aspect.

Outside

Front - Gravelled with borders stocked with bushes and shrubs, enclosed by low brick walling. Block paved driveway providing off road parking, leading to:

Oversized Garage - Up and over door, power and light connected, of brick and timber construction. Measures approx. 28' 6" in length x 16' 1" in width internally.

Rear - Patio area, lawn, outside tap, outside electric point, retractable sun awning, enclosed by wooden fencing with side gated pedestrian access. Measures 130ft in length.



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 (£2,758 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

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.

