



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.

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.

Newton Road Rushden NN10 0SX  
Freehold Price £465,000

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



**Offered to the market with no upward chain and situated on the outskirts of Rushden in a semi-rural location is this three bedroomed detached domer bungalow offering approx. 1,700 sq. ft. of living accommodation. Outside there is a generous driveway providing off road parking for numerous vehicles, a detached double garage and a pleasant rear garden which backs on to fields. Inside you'll find separate reception rooms, two bathrooms plus a first floor W.C., conservatory, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen/breakfast room, utility room, shower room, bathroom, two bedrooms, to the first floor another bedroom, W.C., snug and outside rear garden, double garage and driveway.**

Enter via front door to:

**Entrance Hall**

Coving to ceiling, stairs rising to first floor landing, two radiators, two built-in cupboards, doors to:

**Lounge**

14' 3" x 11' 9" (4.34m x 3.58m)

Window to side aspect, sliding patio doors to rear aspect, radiator, coving to ceiling.

**Dining Room**

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

Bow window to front aspect, radiator, coving to ceiling.

**Kitchen/Breakfast Room**

13' 11" x 11' 1" (4.24m x 3.38m) (This measurement includes area occupied by kitchen units)

Comprising stainless steel single drainer sink unit with cupboard under, a range of eye level and base units providing granite work surfaces, freestanding gas cooker, extractor hood, space for fridge, breakfast bar, built-in dishwasher, tiled splash backs, tiled floor, coving to ceiling. window to rear aspect, door to:

**Conservatory**

25' 7" x 7' 9" (7.8m x 2.36m)

Of brick/uPVC construction, two radiators, tiled floor, French doors to rear aspect, power and light connected.

**Utility Room**

10' 2" x 5' 8" (3.1m x 1.73m) (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, space for freezer, plumbing for washing machine, wall mounted gas boiler serving domestic central heating and hot water services, coving to ceiling, tiled splash backs, tiled floor, radiator, door to side aspect, door to:



**Downstairs Shower Room**

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

**Family Bathroom**

Comprising low flush W.C., vanity sink unit, 'P' shaped bath with shower over, tiled splash backs, radiator, window to side aspect, coving to ceiling.

**Bedroom**

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

Bow window to front aspect, radiator, coving to ceiling, built-in wardrobe.

**Bedroom**

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

Window to side aspect, radiator, coving to ceiling.

**First Floor Landing**

Skylight to side aspect, radiator, door to loft space, doors to:

**Bedroom**

14' 4" max x 13' 4" max (4.37m x 4.06m)

Some limited headroom. Window to rear aspect, radiator, built-in wardrobe, skylights to dual aspects, access to eaves.

**WC**

Comprising low flush W.C., pedestal wash hand basin, skylight to side aspect, radiator, access to eaves.

**Study/Hobby Room**

11' 6" x 8' 6" (3.51m x 2.59m)

Some limited headroom. Window to side aspect, skylight to rear aspect, radiator.

**Outside**

Front - Generous driveway providing off road parking for numerous vehicles, leading to double wooden gates which in turn lead to:

Double Garage - Remote control sectional door, power and light



connected, personnel door to side aspect, two windows to rear aspect. Measures 23' 0" in length x 16' 1" in width internally.

Rear - Mostly lawn with borders stocked with bushes and shrubs, two greenhouses, wooden summerhouse, outside tap, wooden shed, enclosed by wooden fencing and hedging. Backs onto open fields and measures approx. 70ft in length.

**Energy Performance Rating**

This property has an energy rating of D. The full Energy Performance Certificate is available upon request.

**Council Tax**

We understand the council tax is band D (£2,257 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.**

