

# King Cup Close Rushden

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Total area: approx. 158.0 sq. metres (1700.9 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.

## King Cup Close Rushden NN10 0GD Freehold Price £500,000

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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27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irthlingborough Office**   
28 High Street Irthlingborough  
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**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
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**If you're searching for a modern four double bed roomed family home with three reception rooms which backs onto fields and enjoys a south facing garden - this might just be the one for you! Situated in a popular cul-de-sac just off Meadow Sweet Road, this property also features an ensuite shower room, solar panels, built-in wardrobes to all four bedrooms, double garage with electric roller door, off road parking for several vehicles, gas radiator central heating and uPVC double glazing. The accommodation briefly comprises entrance porch, hallway, cloakroom, lounge, dining room, study, kitchen, utility room, four bedrooms, ensuite shower room, family bathroom, rear garden, double garage and driveway.**

Enter via front door to:

**Porch**

Tiled floor, door to:

**Hallway**

Radiator, tiled floor, stairs rising to first floor landing, doors to:

**Cloakroom**

Refitted to comprise low flush W.C., vanity sink unit, tiled splash backs, radiator, tiled floor, extractor.

**Lounge**

19' 0" max into bay x 11' 11" (5.79m x 3.63m)

Bay window to front aspect, two radiators, feature electric fireplace, coving to ceiling, double doors to:

**Dining Room**

10' 9" x 10' 2" (3.28m x 3.1m)

French doors to rear aspect, radiator, coving to ceiling.

**Study**

11' 2" max x 7' 11" (3.4m x 2.41m)

Bow window to rear aspect, radiator, tiled floor, coving to ceiling.

**Kitchen/Breakfast Room**

13' 7" x 10' 8" (4.14m x 3.25m) (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, gas hob, extractor hood, built-in fridge/freezer, built-in dishwasher, tiled splash backs, tiled floor, radiator, window to rear aspect, door to:

**Utility Room**

9' 1" max x 5' 4" (2.77m x 1.63m) (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 work surfaces, plumbing for washing machine, space for tumble dryer, tiled splash backs, radiator, tiled floor, under stairs storage cupboard, wall mounted gas boiler serving domestic central heating and hot water systems, personnel door to garage, door to side aspect.



**First Floor Landing**

Loft access, airing cupboard housing hot water cylinder, coving to ceiling, radiator, doors to:

**Master Bedroom**

15' 3" x 11' 11" (4.65m x 3.63m)

Window to front aspect, radiator, a range of built-in wardrobes, door to:

**Ensuite Shower Room**

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

**Bedroom Two**

14' 3" x 15' 1" max (4.34m x 4.6m)

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

**Bedroom Three**

11' 11" x 10' 3" (3.63m x 3.12m)

Window to rear aspect, radiator, built-in double wardrobe.

**Bedroom Four**

14' 3" max x 9' 4" (4.34m x 2.84m)

Window to rear aspect, radiator, a range of built-in wardrobes.

**Family Bathroom**

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

**Outside**

Front - Driveway providing off road parking for three vehicles, leading to:

Double Garage - Electric remote controlled roller door, power and light connected. Measures approx 17' 1" in length x 15' 1" in width.

Rear - Multi level decked areas with wooden balustrade, lawn with borders stocked with bushes, Koi pond, wooden shed, outside tap, enclosed by wooden fencing with gated rear pedestrian access. Garden backs onto fields and enjoys a south facing aspect.



**Material Information**

The property tenure is Freehold.

**Solar Panels**

We understand the solar panels are owned outright by the property owner and therefore any incoming purchaser will benefit from the electricity generated by the panels. As an example, the panels generated an income for the current owner of approx. £2,500 over the past 12 months. There is a generation feed in tariff (FIT) which will pay you for any units generated. We understand this tariff runs until approx. 2036 (25 year total term). Please speak to a member of the team for further information.

**Energy Performance Rating**

This property has an energy rating of B. 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.**

