



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.

## Manor Road Rushden NN10 9EX Freehold Price £380,000

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  
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**If you're looking for a four bedrooomed family home with two bathrooms and a garden perfect for entertaining - this might just be the one for you! Situated just a stone's throw away from the popular South End schools, this property has been renovated and extended by the current owners to provide a modern open plan living space on the ground floor, complete with it's own log burner. Outside you'll find a multi-purpose 25ft garden room, large car port, driveway for two cars. The accommodation briefly comprises entrance hall, dining area, lounge/kitchen/family room, to the first floor there are three bedrooms and a family bathroom, to the second floor a master bedroom with ensuite shower room, gardens to front and rear, garden room, externally accessed shower room, driveway and car port.**

Enter via double doors to:

**Porch**

Door to:

**Entrance Hall**

Radiator, stairs rising to first floor landing, under stairs storage cupboard, picture rail, doors to:

**Dining Area**

11' 5" x 11' 11" min (3.48m x 3.63m)

Bow window to front aspect, radiator, picture rail, coving to ceiling, through to:

**Kitchen/Family Room**

23' 2" x 16' 2" (7.06m x 4.93m)

**Kitchen Area**

Comprising ceramic one and a half bowl single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, freestanding range cooker, built-in dishwasher, space for American style fridge/freezer, tiled splash backs, three skylights to rear aspect, French doors and window to rear aspect, spotlights, through to:

**Family Area**

Feature fireplace with inset log burner and tiled hearth, spotlights, coving to ceiling, door and window to side aspect.

**First Floor Landing**

Window to side aspect, doors to:

**Bedroom Two**

12' 0" x 11' 1" max (3.66m x 3.38m)

Window to front aspect, radiator, picture rail, coving to ceiling.

**Bedroom Three**

10' 5" x 8' 8" max (3.18m x 2.64m)

Window to rear aspect, radiator, picture rail, stairs to second floor.



**Bedroom Four/Study**

8' 4" max x 7' 2" max (2.54m x 2.18m)

Window to rear aspect, radiator, picture rail.

**Bathroom**

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

**Master Bedroom**

17' 2" x 9' 6" (5.23m x 2.9m)

Window to rear aspect, two skylights to front aspect, radiator, eaves access, door to:

**Ensuite Shower Room**

Refitted to comprise low flush W.C., vanity sink unit, shower cubicle, tiled splash backs, skylight to rear aspect, skylight to front aspect, radiator, spotlights.

**Outside**

Front - Mostly lawn with borders stocked with shrubs and plans, enclosed by low brick walling, block paved driveway providing off road parking for two vehicles, leading to:

Car Port - Accessed with double wooden doors and providing off road parking, two stores, leading to:

Shower Room - Comprising low flush W.C., vanity sink unit, walk-in shower, paneled splash backs, windows to side and rear aspect.

Rear - Landscaped garden ideal for entertaining - comprises large patio area with wooden gazebo, lawn with raised beds stocked with variety of plants, shrubs and bushes, outside tap, wood store, enclosed by wooden fencing with gated pedestrian access via the car port.

Garden Room - 25'2" x 11'0" narrowing to 8'9" Two French doors to front aspect, power and light connected.

**Energy Performance Rating**

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

**Council Tax**

We understand the council tax is band C (£2,006 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.**