



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.

## Blackfriars Rushden NN10 9PF Freehold Price £370,000

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  
Northants NN9 5TN  
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**Rushden Office**   
74 High Street Rushden  
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01933 480480



**Offered with no upward chain is this deceptively spacious three/four bed roomed detached house which features a stunning kitchen with an island and several built-in kitchen appliances. Outside there is a generous in and out driveway providing off road parking for numerous vehicles and an enclosed rear garden. Further benefits include a refitted family bathroom, lounge/dining room with media wall and bi-fold doors, family room/bedroom four, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen/breakfast room, shower room, utility, family room/bedroom four, three bedrooms, family bathroom, gardens to front and rear and a driveway.**

Enter via front double doors to:

#### **Entrance Hall**

Parquet flooring, stairs rising to first floor landing, radiator, doors to:

#### **Downstairs Shower Room**

Refitted to comprise low flush W.C., vanity sink unit, shower cubicle, tiled splash backs, window to front aspect.

#### **Lounge/Dining Room**

23' 4" x 22' 11" (7.11m x 6.99m)

'L' shaped room, window to front aspect, media wall with fireplace inset, two radiators, two bi-fold doors to rear aspect, door to:

#### **Kitchen/Breakfast Room**

23' 3" x 10' 1" min (7.09m x 3.07m) (This measurement includes area occupied by kitchen units)

Refitted to comprise one and a half bowl single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, island unit with breakfast bar and induction hob with extractor over, integrated microwave, built-in oven, built-in fridge and freezer, built-in dishwasher and washing machine, tiled splash backs, three windows to front aspect, window to rear aspect, radiator, spotlights, pantry cupboard, door to:

#### **Utility Room**

6' 1" max x 4' 10" max (1.85m x 1.47m)

Comprising work surface, eye level units, door to side aspect.

#### **Family Room/Bedroom Four**

15' 8" x 8' 1" (4.78m x 2.46m)

Window to front aspect, radiator, skylight.

#### **First Floor Landing**

Built-in cupboard, doors to:

#### **Bedroom One**

14' 1" x 13' 10" (4.29m x 4.22m)

Window to side aspect, radiator, built-in wardrobes with sliding doors, access to eaves cupboard.

#### **Bedroom Two**

13' 3" x 10' 2" (4.04m x 3.1m)

Window to side aspect, radiator, access to eaves cupboard.

#### **Bedroom Three**

11' 2" x 7' 11" min widening to 11' 6" (3.4m x 2.41m)

Window to front aspect, radiator, loft access.

#### **Family Bathroom**

Refitted to comprise low flush W.C., vanity sink unit, panelled bath with shower over, tiled splash backs, two windows to rear aspect, heated towel rail, tiled floor.

#### **Outside**

Front - Mostly lawn, generous in and out driveway providing off road parking for numerous vehicles, enclosed by brick walling.

Rear - Patio area, mostly lawn, outside water tap, enclosed by wooden fencing with gated side pedestrian access.

#### **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.**

