

Wymington Road Rushden

richard james

www.richardjames.net



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.

Wymington Road Rushden NN10 9LA
Freehold Price £435,000

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 surveyors 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 small development of just three properties is this high specification three bedroomed detached bungalow which was built in 2023 by local builders, Tophaven Homes. With underfloor heating throughout and a stunning open plan kitchen with it's own island plus quartz worksurfaces and 'Neff' built in appliances - this home is not to be missed! Helping to keep everything energy efficient there are solar panels and an air source heat pump - providing a EPC rating of B. Further benefits include an electric car charging point, uPVC double glazing, built-in wardrobes to two of the three bedrooms, two bathrooms, garden with summerhouse and off road parking for two cars. The accommodation briefly comprises entrance hall, lounge/dining/kitchen, utility room, three bedrooms, jack and jill bathroom, ensuite shower room, gardens to front, side and rear plus a driveway.

Enter via front door to:

Entrance Hall

Underfloor heating, loft access, airing cupboard housing hot water cylinder, doors to:

Lounge/Dining/Kitchen Area

Lounge/Dining Area

18' 5" x 17' 7" (5.61m x 5.36m)

Bi-fold doors to side aspect, French door to rear aspect, window to rear aspect, underfloor heating, through to:

Kitchen Area

11' 4" x 8' 3" (3.45m x 2.51m) (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 quartz work surfaces, built-in 'Neff' oven, induction hob with extractor hood over, microwave, fridge freezer and dishwasher, island unit, underfloor heating, window to rear aspect, sliding door to:

Utility Room

8' 4" x 5' 1" (2.54m x 1.55m) (This measurement includes area occupied by kitchen units)

Comprising larder unit, quartz work surface, plumbing for washing machine, space for tumble dryer, space for additional freezer, underfloor heating, door to side aspect, window to front aspect.

Bedroom One

12' 7" x 10' 5" (3.84m x 3.18m)

Window to front aspect, underfloor heating, built-in wardrobes, door to:

Ensuite Shower Room

Comprising low flush W.C., wall mounted vanity sink unit, shower cubicle, tiled splash backs, underfloor heating, window to side aspect, chrome heated towel rail.

Bedroom Two

12' 7" x 9' 10" (3.84m x 3m)

Window to rear aspect, underfloor heating, built-in wardrobes, door to:

Jack & Jill Ensuite Bathroom

Comprising low flush W.C., wall mounted vanity sink unit, panelled bath with shower over, underfloor heating, tiled splash backs, extractor.

Bedroom Three

8' 10" x 8' 5" (2.69m x 2.57m)

Window to side aspect, underfloor heating.

Outside

Front - Border stocked with various bushes and shrubs, electric car charging point, block paved driveway providing off road parking for two cars.

Side/Rear - Large patio, deep borders stocked with variety of plants, shrubs and bushes, wooden summerhouse, wooden shed, outside electrical points, enclosed by wooden fencing with gated side pedestrian access.

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 D (£2,369 per annum. Charges for 2025/26).

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.

