



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.



**Woodland Road Rushden NN10 6UT**  
**Freehold Price £285,000**

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 estateagents 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

**Irlingborough Office**   
28 High Street Irlingborough  
Northants NN9 5TN  
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**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480



**Offered with no upward chain and backing onto Spencer Park is this three bedoomed detached bungalow which requires some general modernisation but does benefit from a refitted kitchen with built-in appliances, gas radiator central heating and uPVC double glazing. Further benefits include two bathrooms, a well tended rear garden which enjoys a good degree of privacy, a single garage and a driveway providing off road parking for two cars. The accommodation briefly comprises entrance porch, hall, lounge/dining room, kitchen/breakfast room, conservatory, three bedrooms, ensuite shower room, bathroom, gardens to front and rear, single garage and driveway.**

Enter via double doors to:

**Porch**

Door to:

**Hall**

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

**Lounge/Dining Room**

18' 11" max x 11' 11" max (5.77m x 3.63m)

Two radiators, feature fireplace, coving to ceiling, sliding patio doors to:

**Conservatory/Lean-to**

12' 0" x 8' 6" (3.66m x 2.59m)

Of timber construction, sliding patio doors to side aspect.

**Kitchen/Breakfast Room**

15' 6" x 8' 11" (4.72m x 2.72m) (This measurement includes area occupied by kitchen units)

Refitted to comprise stainless steel single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, built-in stainless steel oven, gas hob, extractor hood, space for fridge/freezer, plumbing for washing machine, built-in slimline dishwasher, tiled splash backs, window and door to rear aspect, coving to ceiling, radiator, wall mounted gas boiler serving domestic central heating and hot water systems.

**Master Bedroom**

12' 6" x 11' 1" (3.81m x 3.38m)

Bow window to front aspect, radiator, a range of fitted wardrobes, door to:

**Ensuite Shower Room**

Comprising low flush W.C., corner wash hand basin, shower cubicle, tiled splash backs, radiator.

**Bedroom Two**

11' 3" x 9' 3" (3.43m x 2.82m)

(Currently used as a dining room) window to front aspect, radiator, coving to ceiling.

**Bedroom Three**

9' 4" x 7' 11" (2.84m x 2.41m)

Window to side aspect, radiator.

**Family Bathroom**

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

**Outside**

Front - Laid with decorative pebbles, enclosed by low brick walling, driveway providing off road parking for two vehicles, leading to:

Garage - Up and over door, personnel door to rear aspect.

Rear - Multi level patio, lawn with borders stocked with bushes and shrubs, wooden shed, outside tap, enclosed by wooden fencing with gated pedestrian access. Backs onto Spencer Park.

**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 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](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.**

