Newton Road Rushden

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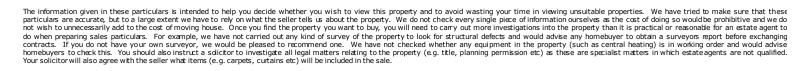








This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fitments and kitchen units may vary in shape and size.









Newton Road Rushden NN10 0HQ Freehold Price £675,000

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28 High Street Irthlingborough
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01933 651010

Rushden Office
74 High Street Rushden
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Holly End is an individually built five bedroomed detached residence with three reception rooms and secure gated parking that offers approx. 2,200 sq ft of living accommodation. This generous family home is presented in immaculate condition throughout and has been updated and refurbished by the current owners. Outside there is a double garage with a remote control door, garden hot tub room with six person hot tub and a south facing rear garden. Further benefits include a stunning veranda which covers the extensive patio, built-in wardrobes to three of the bedrooms, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises porch, hall, cloakroom, study, lounge, dining room, kitchen/breakfast room, utility room, five bedrooms, ensuite shower room, shower room, gardens to front and rear, double garage and driveway.

Enter via double doors to:

Porch

Doorto:

Hall

Stairs rising to first floor landing, dado rail, coving to ceiling, two radiators, doors to:

Cloakroom

Refitted to comprise low flush W.C., vanity sink unit, fully tiled walls, window to side aspect, radiator.

Lounge

17' 9" x 13' 8" (5.41 m x 4.17 m)

Sliding patio doors to rear aspect, dado rail, coving to ceiling, feature gas fireplace, two radiators.

Dining Room

13' 7" x 12' 9" (4.14m x 3.89m)

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

Kitchen/Breakfast Room

21' 10" \times 11' 10" (6.65 m x 3.61 m) (This measurement includes area occupied by kitchen units)

Kitchen Area

Refitted to comprise single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, built-in double oven, five ring gas hob, extractor hood, built-in dishwasher, built-in wine cooker, built-in fridge/freezer, tiled splash backs, window to rear as pect, coving to ceiling, through to:

Breakfast Area

Window to rear aspect, radiator, dado rail, coving to ceiling.

Utility Room

11' 11" x 5' 10" (3.63 m x 1.78 m)

Comprising stainless steel single drainer sink unit with cupboard under, a range of base level units providing work surfaces, plumbing for washing machine, tiled splash backs, radiator, wall mounted gas boiler serving domestic central heating water systems, door to rear aspect.

Study

13' 8" x 6' 10" (4.17 m x 2.08 m)

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



First Floor Landing

Radiator, dado rail, coving to ceiling, loft access, airing cupboard housing hot water cylinder, doors to:

Master Bedroom

17' 5" x 11' 10" (5.31 m x 3.61 m)

Two windows to rear as pect, two radiators, a range of built-in wardrobes, coving to ceiling, door to:

Ensuite Shower Room

Refitted to comprise low flush W.C., twin vanity sink unit, shower cubicle, fully tiled walls, window to rear aspect, chrome heated towel rail.

Redroom Two

12' 8" x 11' 10" (3.86m x 3.61m)

Window to rear aspect, radiator, built-in wardrobes, dado rail, coving to ceiling.

Bedroom Three

13' 8" x 10' 10" (4.17 m x 3.3 m)

Window to front as pect, radiator, dado rail, coving to ceiling.

Bedroom Four

13' 7" x 8' 7" (4.14m x 2.62m)

Window to front as pect, radiator, coving to ceiling, built-in wardrobes.

Bedroom Five

14' 2" x 9' 0" (4.32 m x 2.74 m)

Window to front as pect, radiator, coving to ceiling.

Shower Room

Refitted to comprise low flush W.C., wall mounted vanity sink unit, shower cubicle, fully tiled walls, chrome heated towel rail, window to rear aspect.

Outside

Front - Lawn with borders stocked with plants and shrubs, gravelled areas, enclosed by brick walling and wooden fencing with pedestrian access via a wooden gate.

Double Garage - Remote control roller door, power and light connected, personnel door to side as pect. Measures approx. 18' 20" max in length x 16' 7" max in width. and hot

Lean-To/Shed - Power and light connected, measures 19' 8" $x\,6'\,5$ " internally.



Rear - 'Crocodile' veranda which covers an extensive patio, lawn with borders laid with plum slate chippings, wooden summerhouse, wooden hot tub room with six person hot tub, wooden shed, enclosed by metal fencing with gated side pedestrian access. Garden enjoys a south facing aspect.

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 (£3,422 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.

Conveyancin

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.





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