

Newton Road Rushden

richard james

www.richardjames.net



Total area: approx. 207.9 sq. metres (2237.4 sq. feet)



Newton Road Rushden NN10 0HQ

Freehold Price £675,000

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

The Property Ombudsman

relocation agent network

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.

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.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" (5.41m x 4.17m)
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" x 11' 10" (6.65m x 3.61m) (This measurement includes area occupied by kitchen units)

Kitchen Area

Refitted to comprise single drainersink 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 aspect, coving to ceiling, through to:

Breakfast Area

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

Utility Room

11' 11" x 5' 10" (3.63m x 1.78m)
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" (4.17m x 2.08m)
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" (5.31m x 3.61m)
Two windows to rear aspect, 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.

Bedroom 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" (4.17m x 3.3m)
Window to front aspect, radiator, dado rail, coving to ceiling.

Bedroom Four

13' 7" x 8' 7" (4.14m x 2.62m)
Window to front aspect, radiator, coving to ceiling, built-in wardrobes.

Bedroom Five

14' 2" x 9' 0" (4.32m x 2.74m)
Window to front aspect, 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 aspect. 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.

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.

