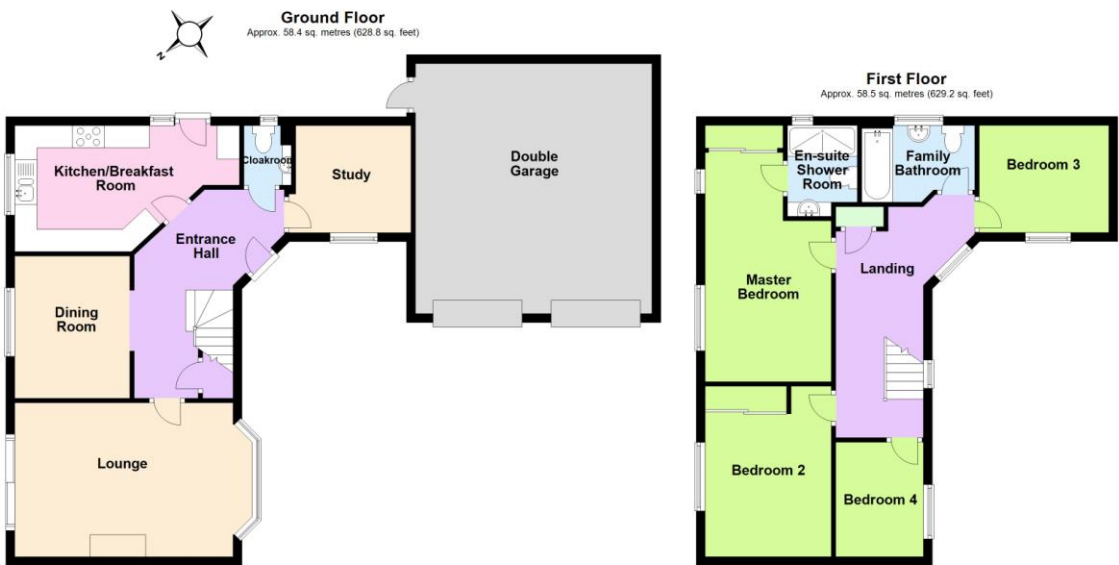


Ballantyne Road Rushden

richard james

www.richardjames.net



Total area: approx. 116.9 sq. metres (1258.0 sq. feet)



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.

Ballantyne Road Rushden NN10 9FJ
Freehold Price £457,500

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



Are you searching for an executive four bedroomed detached house with a double garage, three reception rooms and views over fields to the rear? This gorgeous family home has a refitted ensuite shower room and family bathroom plus the benefit of a large driveway providing off road parking for four/five vehicles as well as an EV charging point. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen, study, four bedrooms with ensuite and dressing room to the master, ensuite shower room, family bathroom, gardens to front and rear, double garage and driveway.

Enter via front door to:

Entrance Hall

Radiator, dado rail. coving to ceiling, under stairs storage area, doors to:

Cloakroom

Comprising low flush W.C., vanity sink unit, tiled splash backs, radiator, window to rear aspect.

Lounge

16' 1" x 11' 5" (4.9m x 3.48m)

Bay window to front aspect, sliding patio doors to side aspect, two radiators, feature gas fireplace, coving to ceiling.

Dining Room

10' 6" x 8' 6" (3.2m x 2.59m)

Window to side aspect, radiator, coving to ceiling.

Study

7' 11" x 8' 7" (2.41m x 2.62m)

Window to front aspect, radiator, coving to ceiling.

Kitchen/Breakfast Room

16' 7" x 9' 4" (5.05m x 2.84m) (This measurement includes area occupied by kitchen units)

Comprising ceramic one and a half bowl single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, stainless steel range cooker, extractor hood, built-in dishwasher and washing machine, space for fridge/freezer, tiled splash backs, coving to ceiling, window to side aspect, door to rear aspect, concealed wall mounted gas boiler serving domestic central heating and hot water systems.

First Floor Landing

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

Master Bedroom

17' 7" max x 9' 4" narrowing to 5' 9" (5.36m x 2.84m)

Two windows to side aspect, radiator, coving to ceiling, built-in double wardrobe, door to:

Ensuite Shower Room

Refitted to comprise low flush W.C., vanity sink unit, walk in shower, tiled splash backs, heated towel rail, spotlights, window to rear aspect.

Bedroom Two

12' 7" x 9' 5" (3.84m x 2.87m)

Window to side aspect, radiator, coving to ceiling, built-in double wardrobe.

Bedroom Three

9' 7" x 7' 11" (2.92m x 2.41m)

Window to front aspect, radiator, coving to ceiling.

Bedroom Four

8' 5" x 6' 6" (2.57m x 1.98m)

Window to side aspect, radiator, coving to ceiling.

Family Bathroom

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

Outside

Front - Borders laid with purple slate chippings, cherry blossom tree, enclosed by low level hedging, driveway providing off road parking for four/five vehicles, electric vehicle charging point, leading to:

Garage - Two up and over doors, power and light connected, personnel door to garden. Measures approx. 17' 10" x 18' 6" internally.

Rear - Patio area, lawn with borders stocked with a variety of shrubs, trees and bushes, raised decked area with wooden balustrade, wooden shed, outside tap, small pond, wooden summerhouse with hot tub, enclosed by wooden fencing with gated rear pedestrian access.

Energy Performance Rating

This property has an energy rating of C. 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.

