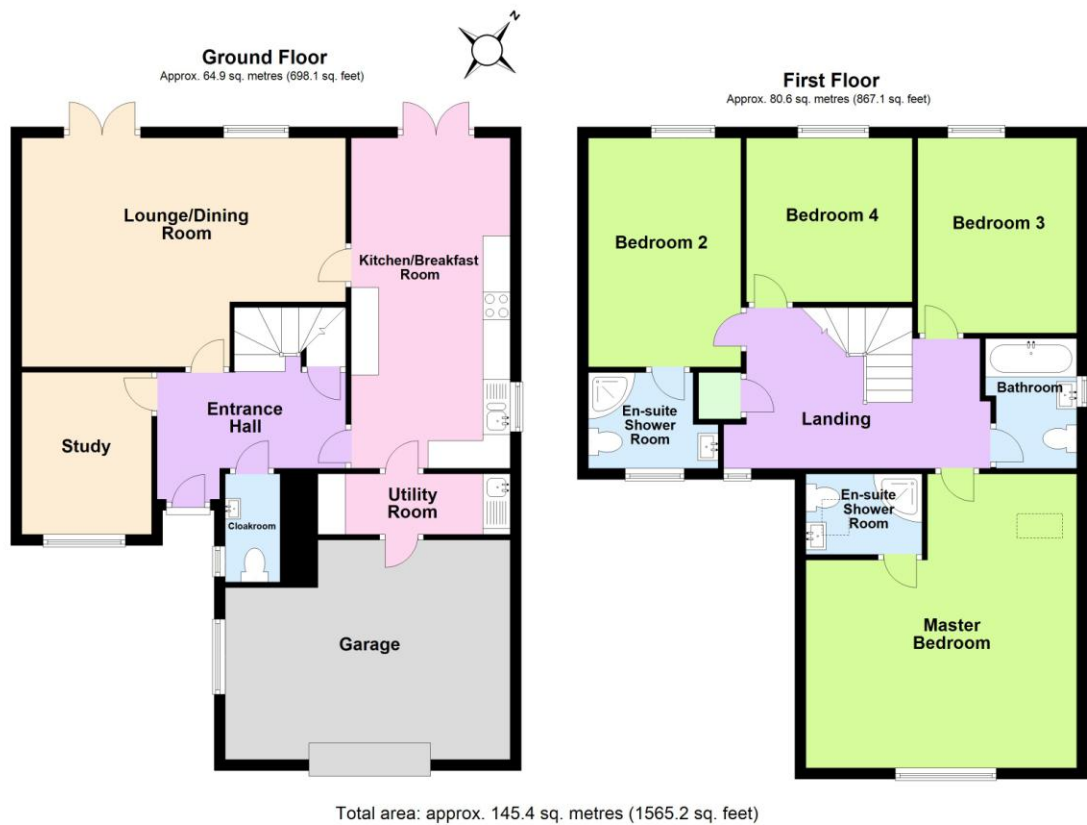




This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

Monarch Gate Rushden NN10 0ER
Freehold Price 'Offers in excess of' £405,000

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 at the end of a private drive within a small development of just four properties is this executive four double bedroomed detached house which was built in 2016 and features three bathrooms, a recently landscaped rear garden and off road parking for up to four cars. Further benefits include built-in kitchen appliances and quartz work surfaces, study and utility room, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, cloakroom, study, lounge/dining room, kitchen/breakfast room, utility room, four bedrooms, two ensuite shower rooms, family bathroom, rear garden, garage and driveway.

Enter via front door to:

Entrance Hall

Stairs rising to first floor landing, under stairs storage cupboard, double radiator, wooden flooring, door to:

Cloakroom

Comprising low flush W.C., vanity sink unit with cupboard under, tiled splash backs, radiator, window to side aspect, extractor.

Study

9' 9" x 7' 6" (2.97m x 2.29m)

Window to front aspect, radiator, wooden flooring.

Lounge

19' 5" x 13' 8" narrowing to 9' 10" (5.92m x 4.17m)

French door and window to rear aspect, double radiator, door to:

Kitchen/Dining Room

19' 11" x 9' 6" (6.07m x 2.9m)(This measurement includes the area provided by the kitchen units)

Comprising stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing quartz work surfaces, built in stainless steel oven, combi microwave, induction hob, extractor, dishwasher, fridge/freezer, quartz splash backs, wooden flooring, radiator, French door to rear aspect, window to side aspect, door to:

Utility Room

11' 9" x 3' 9" (3.58m x 1.14m)(The measurement includes the area provided by the kitchen units)

Comprising stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, plumbing for washing machine, space for tumble dryer, wall mounted gas boiler serving domestic hot water and central heating systems, tiled flooring, personnel door to garage.

First Floor Landing

Window to front aspect, radiator, airing cupboard housing hot water cylinder, doors to:

Master Bedroom

17' 7" x 16' 2" max. (5.36m x 4.93m)

Window to front aspect, skylight to side aspect, double radiator, door to:

Ensuite Shower Room

Comprising low flush W.C., vanity sink unit, shower cubicle, tiled splash backs, tiled flooring, chrome heated towel rail, skylight to side aspect, extractor.

Bedroom Two

13' 7" x 9' 2" (4.14m x 2.79m)

Window to rear aspect, radiator, door to:

Ensuite Shower Room

Comprising low flush W.C., pedestal wash hand basin, shower cubicle, tiled splash backs, tiled flooring, window to front aspect, extractor.

Bedroom Three

11' 8" x 9' 9" (3.56m x 2.97m)

Window to rear aspect, loft access, radiator.

Bedroom Four

10' 1" x 9' 11" (3.07m x 3.02m)

Window to rear aspect, radiator.

Family Bathroom

Comprising low flush W.C., vanity sink unit with cupboard under, panelled bath, tiled splash backs, tiled flooring, window to side aspect, radiator, extractor.

Outside

Front - Gravel and block paved driveway providing off road parking for up to four vehicles, leading to:

Garage - Up and over door, window to side aspect, power and light connected. Measuring 13' 2" in length x 16' 2" in width.

Rear - Professionally landscaped in 2023, the low maintenance garden comprises a paved patio area, a raised bed and an artificial lawn. There is an outside tap and the

garden is enclosed by wooden fencing with gated side pedestrian access. The garden is not overlooked from the rear.

Material Information

The property Tenure is Freehold. We understand there is a maintenance charge of £250 per annum for communal areas and the maintenance of a septic tank.

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 2024/23).

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.

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.

