

Saxonlea Close Rushden

richard james

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Saxonlea Close Rushden NN10 6BF

Freehold Price £440,000

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



Are you looking for a modern four bedroom detached home with a double garage, stylish kitchen and a standout garden? This cul-de-sac property includes a refitted ensuite, EV charging, utility room and is within walking distance to Rushden Lakes. Further benefits include off road parking, built-in wardrobes to bedrooms one and two, built-in kitchen appliances, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, family area, four bedrooms, ensuite shower room, family bathroom, gardens to front and rear, double garage and a driveway.

Enter via front door to:

Entrance Hall

Stairs rising to first floor landing, radiator, coving to ceiling, doors to:

Cloakroom

Refitted to comprise low flush W.C., vanity sink unit, window to front aspect, tiled splash backs, radiator.

Lounge

16' 5" x 10' 11" (5m x 3.33m)

Two windows to front aspect, window to side aspect, two radiators, feature gas fireplace, coving to ceiling.

Kitchen/Dining Room

20' 10" x 14' 6" narrowing to 8' 4" (6.35m x 4.42m) (This measurement includes area occupied by kitchen units)

Kitchen Area

Refitted to comprise ceramic single drainer sink unit with cupboard under, a range of eye level and base units providing quartz work surfaces, two built-in ovens, double width induction hob, extractor hood, built-in dishwasher, breakfast bar, wine cooler, built-in fridge/freezer, tiled splash backs, window to rear aspect, through to:

Dining Area

Radiator, coving to ceiling, through to:

Family Room

11' 11" x 8' 11" (3.63m x 2.72m)

Window to side aspect, window to rear aspect, French doors with side windows to side aspect, radiator, coving to ceiling.

First Floor Landing

Built-in cupboard, loft access, doors to:

Master Bedroom

12' 5" x 9' 1" (3.78m x 2.77m)

Window to front aspect, radiator, a range of built-in wardrobes, door to:

Ensuite Shower Room

Refitted to comprise low flush W.C., vanity sink unit, double shower cubicle, tiled splash backs, window to rear aspect, chrome heated towel rail.

Bedroom Two

11' 0" x 7' 8" (3.35m x 2.34m)

Window to front aspect, radiator, coving to ceiling.

Bedroom Three

10' 8" max x 8' 6" (3.25m x 2.59m)

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

Bedroom Four

10' 1" x 8' 5" (3.07m x 2.57m)

Window to front aspect, radiator, coving to ceiling.

Family Bathroom

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

Outside

Front - Lawn with gravelled border enclosed by low level hedging. Driveway providing off road parking with electric vehicle charging point.

Double Garage - Two up and over doors, personnel door to rear aspect, power and light connected.

Rear - Extensive patio area, lawn with established borders stocked with variety of shrubs, plants, bushes and trees, outside tap, enclosed by wooden fencing with gated side pedestrian access. Enjoys a high degree of privacy.

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 E (£2,896 per annum. Charges for enter 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.

