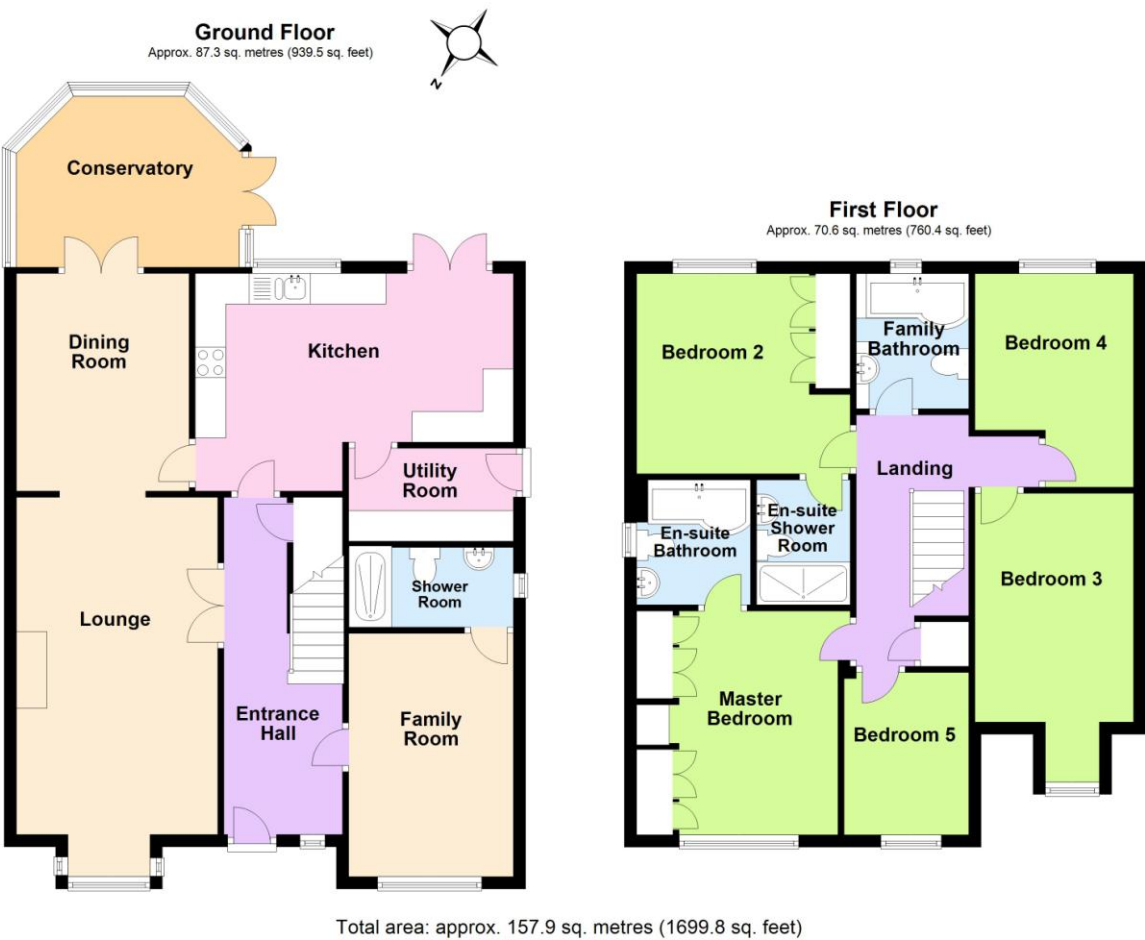


Aintree Drive Rushden

richard james

www.richardjames.net



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.

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.

Aintree Drive Rushden NN10 0YS

Freehold Price 'Offers in excess of' £450,000

- Wellington Office

27 Sheep Street Wellington

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



Looking for a five bedroom detached home with modern finishes and versatile living space? This upgraded property includes a refitted kitchen with granite worktops, four refitted bathrooms, a conservatory, family room and parking for several vehicles. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, conservatory, utility room, family room, shower room, five bedrooms with two ensuites, family bathroom, rear garden and a driveway.

Enter via front door to:

Entrance Hall

Window to front aspect, radiator, coving to ceiling, spotlights, under stairs storage cupboard, stairs rising to first floor landing, doors to:

Lounge

18' 1" x 10' 11" (5.51m x 3.33m)

Bay window to front aspect, radiator, feature gas fireplace, through to:

Dining Room

11' 8" x 9' 3" (3.56m x 2.82m)

Coving to ceiling, radiator, double doors to:

Conservatory

11' 11" x 9' 2" (3.63m x 2.79m)

Of timber sealed unit construction, tiled floor, power and light connected, French doors to side aspect.

Kitchen

16' 11" x 11' 7" (5.16m x 3.53m) (This measurement includes area occupied by kitchen units)

Refitted to comprise stainless steel one and a half bowl single drainer sink unit with cupboard under, a range of base and eye level units providing granite work surfaces, built-in stainless steel double oven, five ring gas hob, extractor hood, built-in microwave, built-in dishwasher, spotlights, tiled floor, window and French doors to rear aspect, radiator, door to:

Utility Room

8' 6" x 4' 11" (2.59m x 1.5m)

Refitted to comprise eye and base level units providing granite work surfaces, plumbing for washing machine, space for tumble dryer, tiled floor, spotlights, door to side aspect, wall mounted gas boiler serving domestic central heating and hot water systems.

Family Room

12' 8" x 8' 1" (3.86m x 2.46m)

Window to front aspect, coving to ceiling, radiator, spotlights, door to:

Shower Room

Refitted to comprise low flush W.C., vanity sink unit, double shower cubicle, chrome heated towel rail, fully tiled walls, tiled floor, window to side aspect, extractor, spotlights.

First Floor Landing

Loft access, radiator, airing cupboard housing hot water cylinder, coving to ceiling, doors to:

Master Bedroom

12' 0" x 10' 9" (3.66m x 3.28m)

Window to front aspect, radiator, range of built-in wardrobes and drawers, coving to ceiling, door to:

Ensuite Bathroom

Refitted to comprise low flush W.C., vanity sink unit, 'P' shaped bath with shower over, fully tiled walls, tiled floor, extractor, shaver point, chrome heated towel rail, window to side aspect.

Bedroom Two

11' 5" x 10' 8" (3.48m x 3.25m)

Window to rear aspect, radiator, two double built-in wardrobes, coving to ceiling, door to:

Ensuite Shower Room

Refitted to comprise low flush W.C., vanity sink unit, double shower cubicle, fully tiled walls, tiled floor, chrome heated towel rail, shaver point, extractor.

Bedroom Three

12' 10" max x 8' 6" max (3.91m x 2.59m)

Window to front aspect, radiator, coving to ceiling.

Bedroom Four

11' 5" max x 8' 8" (3.48m x 2.64m)

Window to rear aspect, radiator, coving to ceiling.

Bedroom Five

8' 8" x 6' 9" (2.64m x 2.06m)

Window to front aspect, radiator, coving to ceiling.

Family Bathroom

Refitted to comprise low flush W.C., vanity sink unit, jacuzzi bath with shower over, fully tiled walls, tiled floor, window to rear aspect, chrome heated towel rail, spotlights, extractor.

Outside

Front - Block paved driveway providing off road parking for three/four vehicles.

Rear - Of low maintenance design comprising extensive porcelain patio, steps up to artificial lawn which is enclosed by metal railings, wooden shed, outside tap, 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.

