

Wellingborough Road Rushden

richard james

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Wellingborough Road, Rushden, NN10 6BB
Freehold Price £780,000

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 surveyor's 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.

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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
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Sandbanks is a 1930's four bedroomed detached house situated on a generous plot approaching 0.5 of an acre and features a detached indoor heated swimming pool with changing room, established gardens, character features and a double garage with generous off road parking set behind metal gates. Some of the character features include open fires with fitted log burners, picture rails, oak joinery, column radiators and corncicing. Further benefits include separate reception rooms, refitted kitchen with granite worktops and AGA cooker, refitted family bathroom, refitted utility room, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance porch, cloakroom, hallway, lounge, dining room, kitchen/breakfast room, utility room, four bedrooms, family bathroom, shower room, gardens to front, side and rear, double garage and driveway, indoor swimming pool with boiler cupboard and shower room.

Enter via front door to:

Porch

Radiator, tiled flooring, doors to:

Cloakroom

Refitted to comprise low flush W.C., vanity sink unit, character tiled flooring, chrome heated towel rail, window to front aspect.

Hallway

Stairs rising to first floor landing, under stairs storage cupboard, picture rail, two character radiators, wooden flooring, doors to:

Lounge

18' 5" x 13' 11" (5.61m x 4.24m)
French doors and two windows to rear aspect, further window to side aspect, picture rail, feature fireplace with fitted log burner, two radiators.

Dining Room

14' 7" x 12' 5" (4.44m x 3.78m)
Window to front aspect, bay window to side aspect, window to rear aspect, character radiator, feature fireplace with fitted log burner, half height wooden panelling.

Sun Room

9' 0" x 4' 11" (2.74m x 1.5m)
Of brick/uPVC construction, tiled floor, French doors to side aspect, power and light connected.

Kitchen/Breakfast Room

25' 3" max x 11' 11" max (7.7m x 3.63m) (This measurement includes area occupied by kitchen units)

Kitchen Area

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 'Cosmic' granite work surfaces with splash backs, freestanding Aga range cooker, extractor hood, tiled floor, coving to ceiling, spotlights, built-in dishwasher, door to rear aspect, radiator, through to:

Breakfast Area

Bay window to front aspect, radiator, coving to ceiling, two sets of built-in cupboards and drawers.

Utility Room

10' 11" x 6' 11" (3.33m x 2.11m) (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 'Cosmic' granite work surfaces and splashbacks, plumbing for washing machine, space for tumble dryer, concealed wall mounted gas boiler serving domestic central heating and hot water systems, window and door to rear aspect, further window to side aspect, spotlights, tiled floor.

First Floor Landing

Window to front aspect, coving to ceiling, loft access, radiator, picture rail, doors to:

Master Bedroom

16' 2" x 13' 11" (4.93m x 4.24m)
Windows to rear and side aspects, two built-in wardrobes, two radiators, picture rail.

Bedroom Two

12' 5" x 12' 0" Up to wardrobes (3.78m x 3.66m)
Window to side aspect, radiator, picture rail, a range of built-in wardrobes.

Bedroom Three

11' 10" max x 10' 10" (3.61m x 3.3m)
Window to front aspect, radiator, picture rail.

Bedroom Four

11' 11" x 9' 11" max (3.63m x 3.02m)
Window to side aspect, radiator.

Bathroom

Refitted to comprise low flush W.C., twin vanity sink unit, freestanding bath with shower attachment, double shower, radiator, tiled splash backs, built-in cupboard, window to rear aspect, wooden flooring.

Shower Room

Comprising low flush W.C., vanity sink unit, corner shower cubicle, half height tiling, two windows to side aspect, heated towel rail, further radiator, airing cupboard housing hot water cylinder.

Pool House

38' 0" max x 17' 11" (11.58m x 5.46m)
Salt water swimming pool, dado rail, coving to ceiling, three sets of

sliding patio doors (two to side aspect and one to rear aspect), doors to:

Boiler Room

Comprising wall mounted gas boiler and filtration system.

Shower Room

Refitted to comprise low flush W.C., vanity sink unit, double shower, tiled floor, window to front aspect, extractor, loft access.

Outside

Front - Set behind metal gates is a block paved driveway providing off road parking for several vehicles, leading to:

Double Garage - Up and over remote controlled door, power and light connected, personal and large double doors to rear aspect. Measures approx. 21' 3" in width x 18' 10" max in length.

Rear/side - Extensive lawn with borders stocked with variety of plants, shrubs, bushes and trees, wooden summerhouse, large mature tree, sunken patio area adjacent to the pool house, sheltered patio area, outside tap, enclosed by wooden fencing and brick walling with metal railings.

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 F (£2,858 per annum. Charges for 2021/22).

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 Crystal Financial Services. 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.

