

Lime Street Rushden

richard james

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Total area: approx. 144.4 sq. metres (1553.8 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.



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.

Lime Street Rushden NN10 6DA
Freehold Price £350,000

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



Offered to the market with no upward chain and situated at the end of a cul-de-sac is this well presented three storey four/five bedroomed property which features an 18ft refitted kitchen/breakfast room, two ensuite shower rooms, garage and a driveway. Further benefits include separate reception rooms, built-in wardrobes to three of the five bedrooms, low maintenance rear garden, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, cloakroom, kitchen/breakfast room, dining room, utility room, to the first floor a lounge, family bathroom, bedroom, further bedroom/study, to the second floor three more bedrooms, two with ensuite shower rooms, rear garden, garage and driveway.

Enter via front door to:

Entrance Hall

Tiled floor, radiator, stairs rising to first floor landing, spotlights, doors to:

Cloakroom

Comprising low flush W.C., wall mounted wash hand basin, radiator, tiled floor, window to front aspect.

Kitchen/Breakfast Room

18' 7" x 12' 0" (5.66m x 3.66m) (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 work surfaces, range cooker (available by separate negotiation), extractor hood, space for under counter fridge, plumbing for dishwasher, built-in stainless steel microwave, tiled floor, freestanding gas stove, window and French doors to rear aspect, radiator, under stairs storage cupboard, doors to:

Dining Room

15' 1" x 9' 0" (4.6m x 2.74m)

Window to front aspect, radiator.

Utility Room

8' 3" x 4' 6" (2.51m x 1.37m)

Comprising work surfaces, eye level units, tiled splash backs, plumbing for washing machine, space for tumble dryer, extractor, door to rear aspect, personal door to garage.

First Floor Landing

Window to side aspect, spotlights, wooden flooring, stairs rising to second floor landing, radiator, doors to:

Lounge

18' 8" x 12' 1" (5.69m x 3.68m)

Two windows to rear aspect, two radiators, feature gas fireplace (currently not working), wooden flooring.

Family Bathroom

Comprising low flush W.C., pedestal wash hand basin, panelled bath with shower over, tiled splash backs, radiator, extractor, spotlights, shaver point.

Bedroom Four

9' 4" x 8' 2" (2.84m x 2.49m)

Window to front aspect, radiator, wooden flooring.

Bedroom Five/Study

10' 2" x 6' 6" (3.1m x 1.98m)

Juliette balcony to front aspect, radiator, range of built-in wardrobes.

Second Floor Landing

Window to side aspect, airing cupboard housing wall mounted gas combination boiler serving domestic central heating and hot water systems, spotlights, doors to:

Master Bedroom

12' 3" x 11' 2" (3.73m x 3.4m)

Window to rear aspect, radiator, a range of built-in wardrobes, loft access, door to:

Ensuite Shower Room

Comprising low flush W.C., pedestal wash hand basin, corner shower cubicle, window to rear aspect, tiled splash backs, radiator, shaver point, spotlights.

Bedroom Two

12' 2" x 9' 8" (3.71m x 2.95m)

Window to front aspect, radiator, built-in double wardrobe, door to:

Ensuite Shower Room

Comprising low flush W.C., pedestal wash hand basin, shower cubicle, tiled splash backs, radiator, extractor, window to side aspect, shaver point.

Bedroom Three

8' 9" x 8' 8" (2.67m x 2.64m)

Window to front aspect, radiator.

Outside

Front - Driveway providing off road parking, leading to:

Garage - Up and over door, power and light connected. Measures 17' 6" x 8' 6" internally.

Rear - Of low maintenance design comprising patio area, mostly laid with decorative shingle, planted bushes, 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 E (£2,419 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.

