



Total area: approx. 169.1 sq. metres (1820.3 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.

Newton Road Rushden NN10 0SY

Freehold Price £399,950

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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Northants NN8 1BS
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Rushden Office
74 High Street Rushden
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Offered with no upward chain and situated in a semi-rural location is this extended four bedroomed detached house with three reception rooms which is set across three floors and enjoys a south-westerly facing garden measuring in excess of 100ft in length. The driveway has off road parking for several vehicles and there is a single garage for storage. Further benefits include a refitted bathroom with a roll top bath and sauna, modern kitchen, conservatory, double glazing and oil fired central heating. The accommodation briefly comprises entrance porch, cloakroom, lounge, study, dining room, kitchen/breakfast room, conservatory, to the first floor there are three bedrooms and a family bathroom, to the second floor a further bedroom, outside there is a rear garden, driveway and a garage.

Enter via front door to:

Porch

Tiled floor, radiator, window to front aspect, coving to ceiling, doors to:

Cloakroom

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

Dining Room

19' 11" x 10' 7" (6.07m x 3.23m)

Windows to front and side aspects, tiled floor, stairs rising to first floor landing, coving to ceiling, two radiators, door to:

Lounge

19' 11" x 10' 10" (6.07m x 3.3m)

Tiled floor, radiator, coving to ceiling, door and window to rear aspect, door to:

Study

7' 3" max x 7' 2" max (2.21m x 2.18m)

Window to front aspect, radiator, coving to ceiling, a range of built-in furniture.

Kitchen/Breakfast Room

19' 5" max x 18' 8" max (5.92m x 5.69m)

Comprising one and a half bowl single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, ceramic hob, extractor hood, built-in double oven, freestanding fridge/freezer, built-in dishwasher and washing machine, built-in wine cooler, tiled splash backs, tiled floor, two windows and a door to rear aspect, door to side aspect, coving to ceiling, radiator, door to:

Conservatory

23' 3" x 8' 4" (7.09m x 2.54m)

Of uPVC/brick construction, French doors to rear aspect, tiled floor, water tap, power and light connected.

First Floor Landing

Stairs rising to second floor landing, doors to:

Bedroom One

11' 3" x 10' 8" up to wardrobes (3.43m x 3.25m)

Box bay window to front aspect, radiator, a range of built-in wardrobes and drawers.

Bedroom Two

13' 6" x 8' 11" (4.11m x 2.72m)

Window to rear aspect, built-in wardrobe, airing cupboard housing hot water cylinder, radiator.

Bedroom Three

10' 7" max x 8' 0" (3.23m x 2.44m)

Window to front aspect, radiator, built-in wardrobe.

Bathroom

Refitted to comprise low flush W.C., vanity sink unit, double shower cubicle, roll top bath, home sauna, two windows to rear aspect, radiator, tiled splash backs, tiled floor, built-in cupboard.

Second Floor

Bedroom Four

19' 11" x 11' 0" (6.07m x 3.35m)

Two skylights to side aspect, electric heater, access to eaves space, built-in cupboard, some restricted head height.

Outside

Front - Gravelled driveway providing off road parking for several vehicles, enclosed by hedging.

Garage - Up and over door, power and light connected, wall mounted oil fired boiler serving domestic central heating and hot water systems. Measures approx. 17' 5" max x 7' 9" max internally.

Rear - Patio area, raised wooden decked area, extensive lawn with borders stocked with plants, bushes, shrubs and trees, oil tank, enclosed by wooden fencing with gated side pedestrian access. Garden measures approx 112 ft in length.

Energy Performance Rating

This property has an energy rating of E. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band E (£2,630 per annum. Charges for 2023/24).

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.

