



60 Tanfield Lane, Rushmere, Northampton, NN1 5RN
Offers Over £500,000 Freehold

A fantastic opportunity to acquire this executive four bedroom detached family home with detached double garage. The property is located in the ever so popular area of Rushmere in a great cul-de-sac location. The accommodation offers entrance hall, WC, study, bay fronted lounge, a 23 foot kitchen/dining room, utility and conservatory. The first floor offers four bedrooms en-suite and a modern four piece bathroom. The property benefits include well proportioned front and rear gardens. Carport and a double garage. The property is located at the bottom of the levelled drive and backs onto a river where the current owners have built a decking area which is perfect for those lovely summer afternoons and evening. Call 01604 231111. EPC: C. Council Tax: F.

**Four Bedroom Detached | Detached Double Garage | Study | A Modern Kitchen/Diner |
Landscaped Rear Garden | Lake Side Views**

modern marketing · traditional values

ENTRANCE HALL

Entrance via composite door with stained glass pattern. Radiator. Alarm panel. Stairs rising to first floor. Doors to:

LOUNGE 4.27m x 3.35m (14' x 11')

Double glazed window to front elevation. Radiators. Coving to ceiling. Feature fireplace. TV points. Double doors into:

KITCHEN / DINING ROOM / FAMILY ROOM 4.06m x 7.09m (13'4 x 23'3)

Double glazed window to rear elevation. Spotlights to ceiling. Range of wall mounted and base level units with stone effect work surface over. One and half porcelain sink and drainer. Integrated double NEF Oven. Integrated NEF dishwasher. Induction hob and extractor. Luxury vinyl flooring throughout. Pantry storage with shelving.

UTILITY 2.67m x 2.34m (8'9 x 7'8)

Spotlights to ceiling. Wall mounted and base level units with stone effect work surface over. Integrated double fridge/freezer. Space for freestanding washing machine and tumble dryer. Loft storage above. Double glazed door to rear garden.

CONSERVATORY 3.84m x 3.20m (12'7 x 10'6)

Double glazed window to all sides. Double glazed French doors to rear access. Bi-folding door to access. Fan to ceiling.

OFFICE / STUDY 3.35m x 2.74m (11' x 9')

uPVC double glazed window to front elevation. Radiator. Fitted bookshelf and storage. Luxury vinyl flooring.

WC

Double glazed frosted window to front elevation. Radiator. Porcelain hand wash basin with chrome hot and cold mixer tap. Low level WC.

FIRST FLOOR LANDING

Access to loft space. Airing cupboard. Doors to:

BEDROOM ONE 3.84m x 3.78m (12'7 x 12'5)

Double glazed window to front elevation. Radiator. Fitted wardrobe. Access to:

EN-SUITE

Double glazed frosted window to side elevation. Spotlights to ceiling. Heated towel rail. Three piece suite comprising of enclosed shower cubicle, vanity hand wash basin and low level WC. Fitted wall storage cupboard.

BEDROOM TWO 2.79m x 3.89m (9'2 x 12'9)

Double glazed window to rear elevation. Radiator.

BEDROOM THREE 2.26m x 3.10m (7'5 x 10'2)

Double glazed window to front elevation. Radiator. Above stairs walk in wardrobe.

BEDROOM FOUR 1.60m x 2.95m (5'3 x 9'8)

Double glazed window to rear elevation. Radiator.

FAMILY BATHROOM 2.87m x 1.93m (9'5 x 6'4)

Double glazed frosted window to side elevation. Spotlights to ceiling. Heated towel rail. Four piece suite comprising freestanding bath, double walk in shower cubicle, low level WC and vanity hand wash basin. Fitted shelving.

OUTSIDE

FRONT

Ample off road parking for multiple vehicles. Mainly laid block paving. Large lawn area. Mature hedge border.

REAR GARDEN

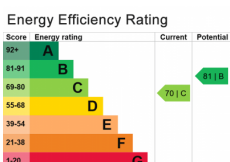
Enclosed by timer fencing. Garden is south facing. Private docking area onto river Nene. Garden is mainly laid to lawn. Large patio laid with block paving. Timber decking area perfect for outdoor dining. Timber pergola. Mature shrub borders and hedging. Access to front garden via wooden gate. Outdoor tap. Outdoor lighting.

DOUBLE GARAGE 5.49m x 5.38m (18' x 17'8)

Detached double garage. Power and lighting. Up and over manual doors. Storage in eaves.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

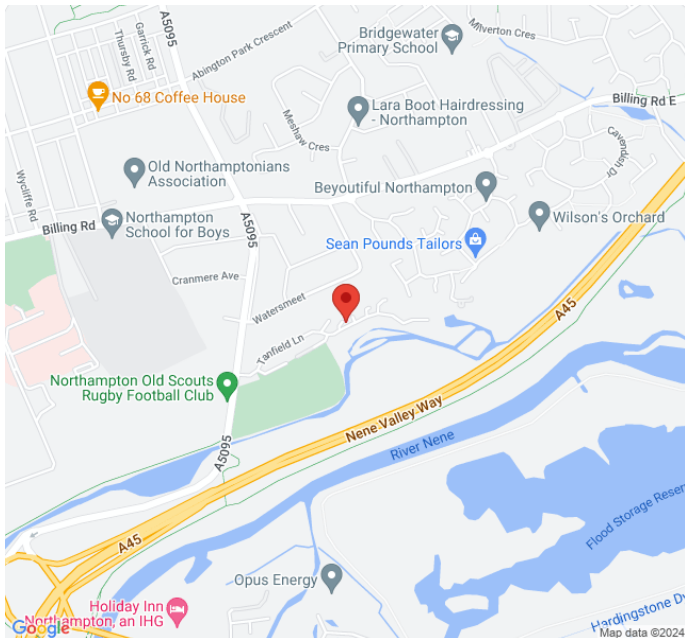


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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Total area: approx. 158.4 sq. metres (1705.5 sq. feet)



LOCAL AREA INFORMATION

The area of Rushmere is well positioned to enjoy a wealth of amenities and green spaces including Abington Park, Rushmere tennis club, bowling club and Cripps Hall plus a number of educational establishments including the highly regarded Northampton School for Boys. It also provides excellent vehicular access due to Rushmere Road's direct link to the Bedford Road roundabout which exits onto both the A428 and A45 main roads, the latter then leading to M1 J15 4 miles south. The nearest local shops can be found in Landcross Drive or along Wellingborough Road and include supermarkets, banks, fashion and furniture stores, newsagents and greengrocers. However, for high street shopping, leisure and entertainment facilities including Royal & Derngate theatre, Northampton town centre is less than 2 miles away and also offers mainline rail services to London Euston and Birmingham New Street from its station at Castle Hill.

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