



**59 Rushmere Road, Northampton, Northamptonshire, NN1 5RZ**  
**Offers Over £325,000 Freehold**

A fantastic condition and spacious two bedroom detached bungalow overlooking fields with countryside views. Located in a very popular area of Rushmere within walking distance to Abington Park, Northampton General Hospital and a few miles from the train station. The current owner has upgraded the property to include new windows and doors, decoration throughout and an added modern sun room. The accommodation comprises of a large entrance hall, two large dual aspect bedrooms, a refitted four piece bathroom suite, utility room and an open plan kitchen/diner/lounge which is perfect for entertaining but easily put back to its original layout with separate rooms if needed. The outside areas include manicured gardens front and back with good entertaining space, back access to single garage and off road parking via a private road. Call 01604 731111. EPC Rating: D. Council Tax Band: D.

**Two Bedroom Detached Bungalow | Fantastic Condition | Countryside Views | Off Road Parking and Single Garage | Manicured Gardens | Sought After Location**

modern marketing · traditional values

## ENTRANCE

uPVC double glazed door to entrance. Wooden floors. Nicely decorated. Door to:

## KITCHEN/DINER/LOUNGE 6.10m x 8.66m (20' x 28'5)

Obscure uPVC double glazed window to front elevation. uPVC double glazed window and door to side elevation. Radiator. Kitchen work top with room for appliances under.

## DINING AREA

Obscure uPVC double glazed window to rear elevation. Space for dining furniture. Radiator.

## LOUNGE

Obscure uPVC double glazed window to rear elevation. uPVC double glazed window to side elevation. Radiator.

## UTILITY 2.39m x 1.27m (7'10 x 4'2)

Space and plumbing for a washing machine and tumble dryer. Power and lighting.

## BATHROOM 1.68m x 2.84m (5'6 x 9'4)

uPVC double glazed window to front elevation. Four piece white suite which includes a panelled bath, low level WC, wash hand basin and a walk in shower. Towel rail.

## BEDROOM ONE 3.89m x 3.35m (12'9 x 11')

uPVC double glazed window to side elevation. Radiator. Built in wardrobe. uPVC double glazed window to front elevation.

## BEDROOM TWO 3.89m x 3.35m (12'9 x 11')

uPVC double glazed window to rear elevation. uPVC double glazed window to side elevation. Radiator. Built in wardrobe.

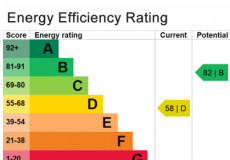
## OUTSIDE

## GARDEN

A well manicured rear garden which is mainly laid to lawn with shrubs, bushes and plants. Patio area and a double length summer house.

## GARAGE 2.57m x 4.80m (8'5 x 15'9)

Garage door with power and lighting.

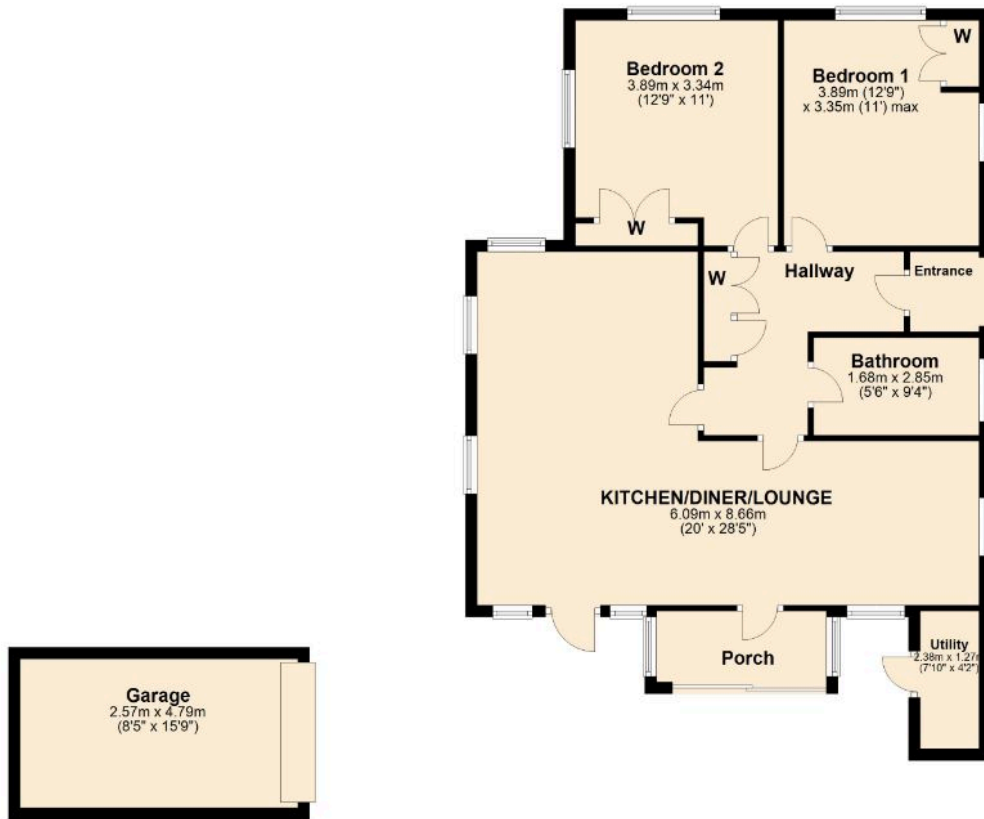


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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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### Floor Plan

Approx. 99.9 sq. metres (1074.8 sq. feet)



Total area: approx. 99.9 sq. metres (1074.8 sq. feet)



## LOCAL AREA INFORMATION

Northampton is a large market town 67 miles northwest of London. The UK's 3rd largest town without official city status, it used to be the centre of the shoemaking industry and whilst Church's and Tricker's survive, the majority of factories have since been converted into accommodation or offices. The Town Centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline Train Station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).



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