



**Woodland Road, Rushden NN10 6UT**



**welcome to**

**Woodland Road, Rushden**

This Three bedroom Detached bungalow offers a driveway and garage. In the property you will find; entrance porch, entrance hall, lounge, kitchen, utility, conservatory, Three bedrooms and bathroom. Externally the rear garden is laid with lawn has a patio providing a seating area and gated access.



### **Entrance Porch**

Entered via double glazed door to the front aspect and a door in to the entrance hall.

### **Entrance Hall**

Entered via double glazed door to the front aspect, access to loft space, radiator and doors to all rooms.

### **Lounge**

18' 11" x 11' 11" ( 5.77m x 3.63m )

Double glazed window to the side aspect, double glazed patio doors to the rear aspect and two radiators.

### **Kitchen**

15' 8" x 8' 11" ( 4.78m x 2.72m )

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer, splash backs, electric oven and gas hob with cooker hood over, space for fridge/freezer, window to the rear aspect, radiator, central heating boiler and door to the conservatory.

### **Utility**

8' 2" x 5' 3" ( 2.49m x 1.60m )

A range of wall and base units with work surfaces over, plumbing for washing machine and door to the garage.

### **Conservatory**

17' x 8' 1" ( 5.18m x 2.46m )

UPVC construction, double glazed windows to the rear and side aspects, radiator, double glazed door to the side aspect and door to the utility room.

### **Bedroom One**

12' 5" x 11' 1" ( 3.78m x 3.38m )

Double glazed window to the front aspect, radiator and walk in wardrobe.

### **Bedroom Two**

11' 1" x 9' 4" ( 3.38m x 2.84m )

Double glazed window to the front aspect and radiator.

### **Bedroom Three**

9' 7" x 7' 11" ( 2.92m x 2.41m )

Double glazed window to the side aspect and radiator.

### **Bathroom**

Double glazed window to the side aspect, WC, wash hand basin, walk in bath, full tiling and radiator.

### **Externally**

#### **Front**

Driveway providing off road parking.

#### **Rear Garden**

Mature garden with lawn area, plant and shrub borders, patio providing a seating area, over looks Spencer Park, garden shed and gated side access.

#### **Garage**

Accessed via up and over door from the driveway.



**view this property online** [williamhbrown.co.uk/Property/RSD109141](http://williamhbrown.co.uk/Property/RSD109141)



welcome to

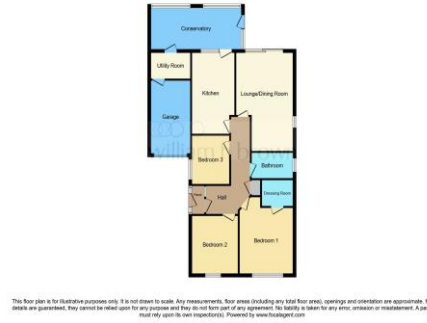
## Woodland Road, Rushden

- DETACHED BUNGALOW
- THREE BEDROOMS
- UTILITY
- CONSERVATORY
- DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: D

offers over

**£300,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RSD109141](http://williamhbrown.co.uk/Property/RSD109141)



Property Ref:  
RSD109141 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01933 410717**



[rushden@williamhbrown.co.uk](mailto:rushden@williamhbrown.co.uk)



52 High Street, RUSHDEN, Northamptonshire,  
NN10 0PJ



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**