



**Lacemakers Court, Rushden NN10 0UZ**



**welcome to**

**Lacemakers Court, Rushden**

This Three bedroom Town House comprises; entrance hall, lounge/diner, kitchen and conservatory. On the first floor are Two bedrooms and the family bathroom. On the second floor is the master bedroom with en suite. Externally the rear garden is laid with lawn has a patio providing a seating area.



### **Entrance Hall**

Entered via double glazed door to the front aspect, stairs rising to the first floor landing and doors to all rooms.

### **Cloakroom**

WC, wash hand basin and tiling.

### **Lounge / Diner**

15' 2" x 14' 8" ( 4.62m x 4.47m )

Double glazed window to the front/side/rear aspect, wood flooring and two radiators.

### **Kitchen**

10' 6" x 8' 5" ( 3.20m x 2.57m )

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl sink and drainer, splash backs, oven and hob with cooker hood over, plumbing for washing, space for fridge/freezer, double glazed window to the front aspect, radiator and central heating boiler.

### **Conservatory**

7' 7" x 7' 7" ( 2.31m x 2.31m )

Double glazed windows to the rear and side aspects, wood flooring, blinds, radiator and double glazed door to the garden.

### **First Floor Landing**

Double glazed window to the side aspects, stairs rising from the entrance hall, stairs rising to the second floor, doors to the bedrooms and bathroom.

### **Bedroom Two**

8' 3" x 15' 1" ( 2.51m x 4.60m )

Double glazed window to the rear aspect, television point and radiator.

### **Bedroom Three**

10' 8" x 8' 9" ( 3.25m x 2.67m )

Double glazed window to the front aspect and radiator.

### **Bathroom**

WC, wash hand basin, bath with shower over, extractor fan, part tiling and radiator.

### **Second Floor Landing**

Stairs rising from the first floor landing, cupboard with tank and door to the bedroom.

### **Bedroom One**

10' 1" x 11' 11" ( 3.07m x 3.63m )

Double glazed skylight, double glazed window to the front aspect, radiator and door to en suite.

### **En Suite**

Double glazed skylight with fitted blind, WC, wash hand basin, bath with mixer taps and shower over, extractor vent, wood flooring, part tiling, heated towel rail and radiator.

### **Loft Space**

Insulated, pv inverter and coax box.

### **Externally**

#### **Front**

Patio area.

#### **Rear Garden**

Grape vines.

#### **Wooden Outbuilding**

9' 3" x 9' 4" ( 2.82m x 2.84m )

Two windows, carpeted and power provided from the house.

#### **Garage**

17' 6" x 8' 4" ( 5.33m x 2.54m )

### **Agents Note:**

The photo-voltaic panels on the roof are owned outright. The government scheme called the feed-in tariff has another 11 years to run, ending in 2035. They generate an income yearly between tariff payments and savings. Any spare electricity that would have been exported is diverted to be used by the hot water immersion heater. Therefore very little if any gas is required during the summer to heat the water.



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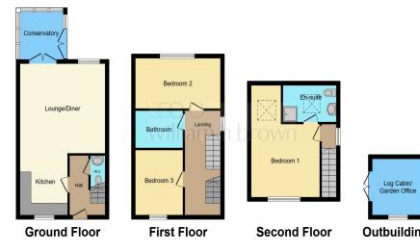
welcome to

## Lacemakers Court, Rushden

- NO ONWARD CHAIN
- CABIN IN GARDEN
- GARAGE
- SITUATED IN THE BARRINGTON DEVELOPMENT
- PHOTO-VOLTAIC PANELS

Tenure: Freehold EPC Rating: B

# £280,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), openings and orientation are approximate. No liability can be accepted for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.floorplan.com



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Property Ref:  
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