

**12 Rushmere Crescent  
Rushmere  
NORTHAMPTON  
NN1 5SA**

**£390,000**



- **DETACHED BUNGALOW**
- **FABULOUS REAR GARDEN**
- **UTILITY ROOM**
- **DRIVEWAY AND GARAGE**

- **EXTENSIVELY REFURBISHED**
- **TWO BEDROOMS**
- **SOUGHT AFTER LOCATION**
- **ENERGY EFFICIENCY RATING : E**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A spacious two bedroom detached bungalow, situated on a fabulous plot in this highly sought after area, that has recently undergone extensive refurbishment by the current owner to be offered in stunning condition. With accommodation comprising in brief; entrance hall, lounge, dining room, kitchen, storeroom/utility room, two double bedrooms, and a shower room. The property also benefits from UPVC double glazing, gas central heating, front and rear gardens, a garage, and off road parking.

### **Entrance Hall**

10'6" x 8'9" (3.21 x 2.67)

Enter via composite door, radiator, laminate flooring, doors to;

### **Lounge**

15'11" x 11'11" (4.87m x 3.64m )

UPVC window and open access to the dining room , two radiators, fireplace with inset gas fire.

### **Dining Room**

14'2" x 11'6" (4.34m x 3.53m )

Upvc and brick construction with tiled insulated roof, radiator, double doors leading to the delightful rear garden.

### **Kitchen**

10'5" x 10'2" (3.18m x 3.11m)

Window to the rear aspect, door leading to the store room, a range of wall and base units with stone work surfaces over, built in double oven, hob with extractor hood over, fridge/freezer, double sink, column radiator.

### **Bedroom One**

13'5" x 11'10" (4.09m x 3.63m)

Window to the front aspect, radiator.

### **Bedroom Two**

10'0" x 6'9" (3.07m x 2.07m)

Window to the side aspect, radiator.

### **Shower Room**

8'0" x 5'10" (2.44m x 1.8m)

Window to the front aspect, white suite comprising WC, wash hand basin, shower cubicle, fully tiled to the main areas half tiled to the remainder, heated towel rail, tiled floor.

### **Store**

11'5" x 9'2" average (3.5m x 2.8m average)

Door leading to the rear garden, internal access to garage.

### **Front Garden**

Gravel and flower bed areas, enclosed by a low level brick wall with various paving, driveway leading to the garage,

### **Rear Garden**

This garden features a large patio area, a spacious lawn, various mature trees and beds stocked with a wide variety of flowers and shrubs. It also includes a shed and greenhouse.

**Garage**

15'11" x 8'5" (4.86m x 2.59m)

Up and over door to the front, window to the side, power and light connected, door to;

**Local Area**

The Rushmere area offers an abundance of amenities and green spaces, such as Abington Park, Rushmere tennis and bowling clubs, and Cripps Hall. It is also home to esteemed educational institutions like Northampton School for Boys. With Rushmere Road providing direct access to Bedford Road roundabout, which connects to the A428 and A45 main roads leading to M1 J15, commuting is convenient. Local shops on Landcross Drive and Wellingborough Road cater to everyday needs, while Northampton town centre, less than 2 miles away, offers extensive high street shopping, entertainment at Royal & Derngate theatre, and mainline rail services to London Euston and Birmingham New Street from Castle Hill station.

**Agents Notes**

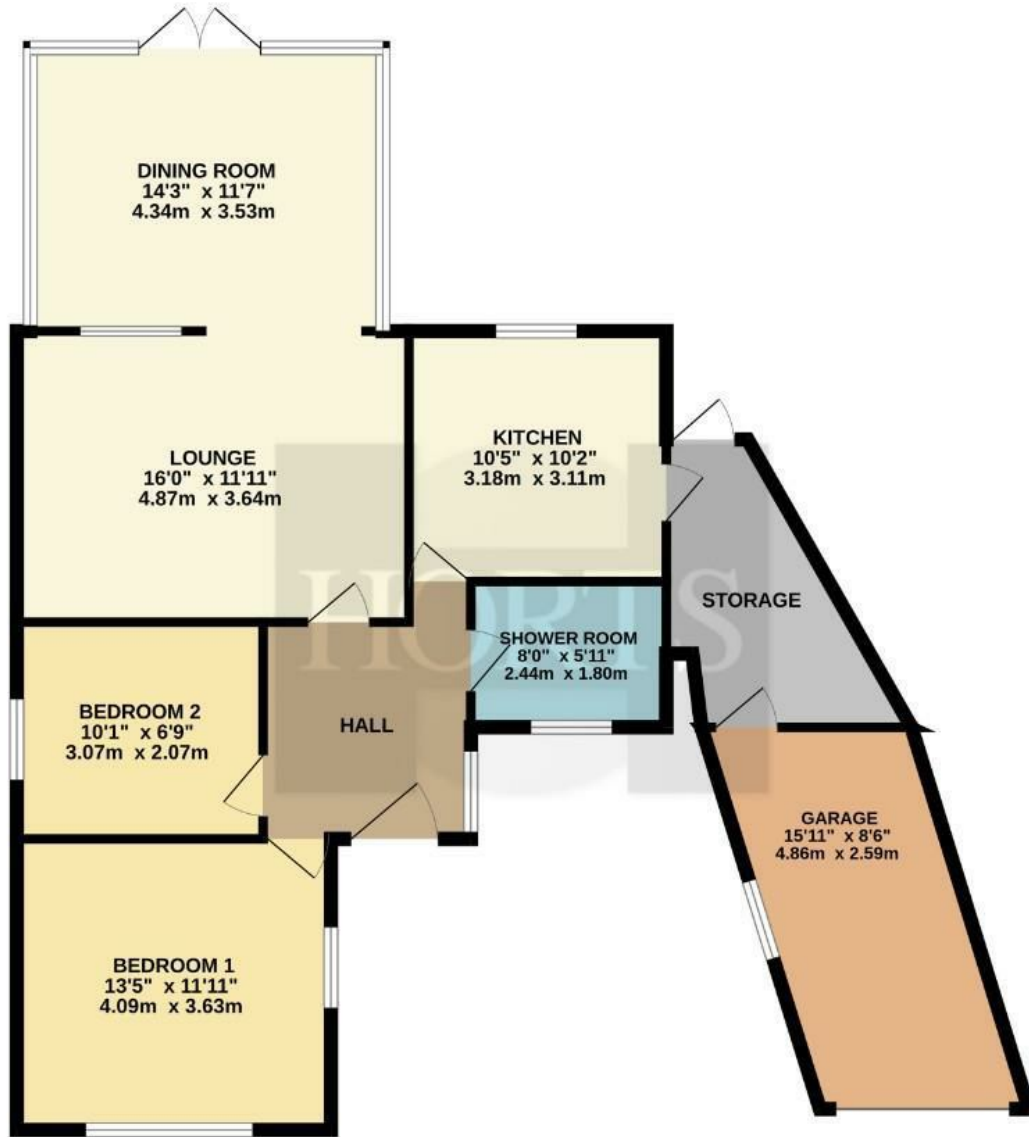
West Northamptonshire Council

Council Tax Band: D





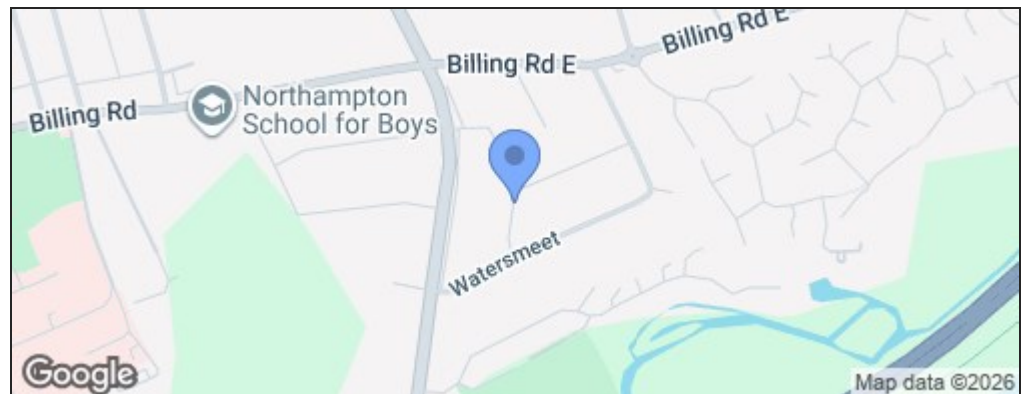
GROUND FLOOR  
1042 sq.ft. (96.8 sq.m.) approx.



TOTAL FLOOR AREA: 1042 sq.ft. (96.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.