



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.



## Brooke Close Rushden NN10 0XH Freehold Price £385,000

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

**Wellingborough Office**   
27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irthlingborough Office**   
28 High Street Irthlingborough  
Northants NN9 5TN  
01933 651010

**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480



**Are you searching for a four bedroomed detached house with a single garage and off road parking for several cars which is also close to a popular local park? This might be the one! Further benefits include an en-suite shower room, utility space, downstairs W.C and uPVC double glazing. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen/breakfast room, utility space, W.C, study, four bedrooms with en-suite shower room to the main, family bathroom, rear garden, single garage and driveway for several cars.**

Enter via front door to:

#### Entrance Hall

Radiator, tiled floor, doors to:

#### Cloakroom

Comprising low flush W.C., wall mounted wash hand basin, tiled splash backs, tiled floor, radiator.

#### Study

8' 7" x 6' 9" (2.62m x 2.06m)

Window to front aspect, radiator.

#### Lounge

18' 2" x 11' 9" (5.54m x 3.58m)

Bay window to front aspect, feature electric fireplace, radiator, through to:

#### Dining Room

11' 9" x 9' 2" (3.58m x 2.79m)

Sliding patio doors to rear aspect, radiator.

#### Kitchen/Breakfast Room

15' 3" x 8' 6" (4.65m x 2.59m) (This measurement includes area occupied by kitchen units)

Comprising ceramic single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, under stairs storage cupboard, built-in double oven, gas hob, extractor hood, built-in dishwasher, tiled splash backs, tiled floor, window and French doors to rear aspect, radiator, through to:

#### Utility Room

5' 4" x 5' 4" (1.63m x 1.63m)

Comprising work surfaces, plumbing for washing machine, space for fridge/freezer, wall mounted gas boiler serving domestic central heating and hot water systems, tiled floor, door to side aspect.

#### First Floor Landing

Airing cupboard housing hot water cylinder, loft access, doors to:

#### Master Bedroom

14' 6" x 11' 11" (4.42m x 3.63m)

Window to front aspect, radiator, door to:

#### Ensuite Shower Room

Comprising low flush W.C., vanity sink unit, shower cubicle, tiled splash backs, tiled floor, window to front aspect, radiator.

#### Bedroom Two

12' 6" x 8' 9" (3.81m x 2.67m)

Window to front aspect, radiator.

#### Bedroom Three

10' 9" x 8' 7" (3.28m x 4.39m)

Window to rear aspect, radiator.

#### Bedroom Four

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

Window to rear aspect, radiator.

#### Bathroom

Comprising low flush W.C., pedestal wash hand basin, panelled bath with shower over, fully tiled walls, tiled floor, window to rear aspect, radiator.

#### Outside

Front - Block paved driveway providing off road parking for several vehicles leading to:

Garage - Up and over door, power and light connected.

Rear - Patio area, steps up to lawn, further patio area, enclosed by wooden fencing with gated side pedestrian access.

#### Energy Performance Rating

This property has an energy rating of TBC. The full Energy Performance Certificate is available upon request.

#### Council Tax

We understand the council tax is band E (£3,046 per annum. Charges for 2026/27).

#### Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

#### Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

#### Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

#### Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

#### General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - [www.richardjames.net](http://www.richardjames.net)

#### Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

