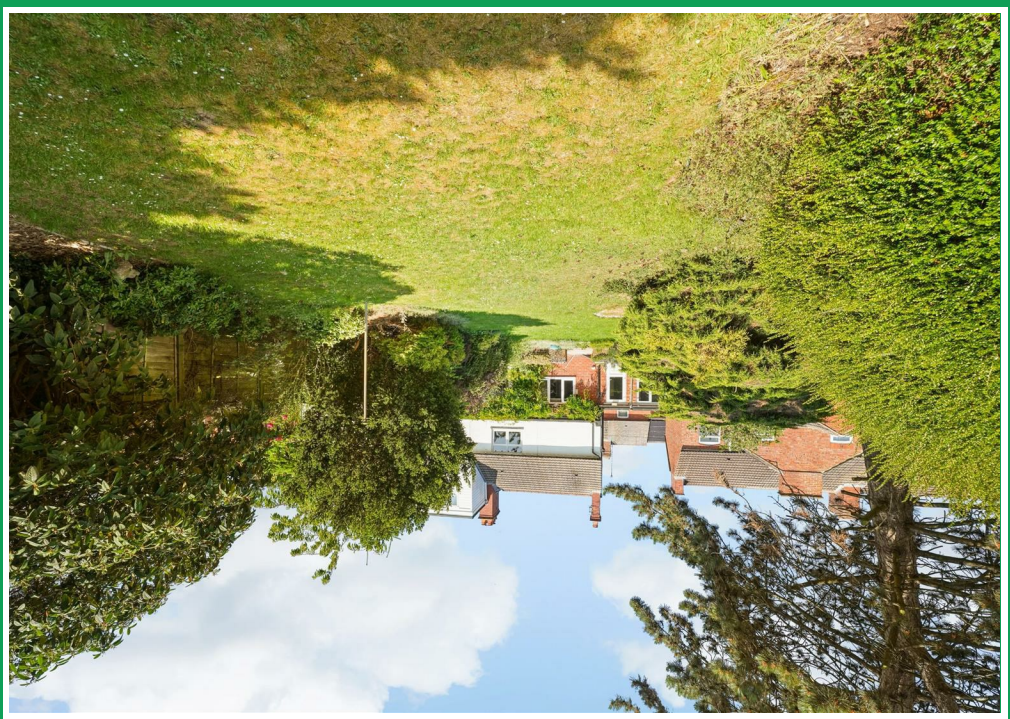

GREENER Country HOUSES & COTTAGES

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RICHARD GREENER
ESTATE AGENTS

10 Roberts Street, Rushden, NN10 0NG

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This substantial semi detached early 20th Century period property offers spacious three bedroomed accommodation of approximately 1,400 square feet standing in delightful south facing private gardens with an attached garage and significant potential for further extension subject to planning permission. The interior retains many character features including high ceilings, open fireplaces and stripped pine doors with the added benefit of a modern fitted kitchen and bathroom, PVCU double glazing and gas central heating. The property is offered with vacant possession and no upward chain.

Price £395,000 Freehold

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL
10'8 x 8'11
The spacious hallway is approached through a partly glazed stripped pine door and the hall contains the stairs rising to the first floor with understairs storage cupboard and an unusual oculi window to the front elevation.

CLOAKROOM
5'7 x 3'0
With a white suite of WC and wash basin this room has a panelled dado.

LOUNGE
14'5 x 11'11
A spacious room with a high corniced ceiling and five casement PVCU window to the front elevation, there is an open hearth cast iron fireplace with a fitted log burner and mantle over. Folding pine doors lead directly to:-

DINING ROOM
13'6 x 11'11
Providing ample space for a dining table and with panel glazed double leaf doors leading to the breakfast area and kitchen.

KITCHEN/BREAKFAST ROOM
21'10 x 10'9
A large open plan space, kitchen fitted with floor and wall cabinets with laminated working surfaces and one and a half bowl stainless steel sink unit. The built in Teknix appliances include the four place gas hob with stainless steel cooker hood over, the eye level double oven and the integrated dishwasher. The breakfast area has a statement brick wall and sliding double glazed patio doors opening to the rear terrace and garden. An archway leads to:-

SNUG
11'2 x 9'0
Also with open hearth fireplace and cast iron log burner, a doorway leads to:-

UTILITY ROOM
17'11 x 4'6
With floor mounted cabinets with laminated work surface and stainless steel sink unit there is plumbing for automatic washing machine, point for tumble dryer and ample space for a freezer. A glazed door leads to the rear garden and an internal door leads to the garage and to:-

STOREROOM
17'10 x 8'7
An exposed pine floor and plastered walls, dichroic ceiling mounted spotlights, this room provides space for a work from home office or a useful hobby room.

FIRST FLOOR

LANDING
10'2 x 9'0
Approached through a half landing, window to side elevation there is a roof void access hatch and the half landing leads to:-

BEDROOM THREE
9'11 x 9'0
With part vaulted ceiling and three casement PVCU window to the side elevation.

BEDROOM ONE
13'6 x 11'11
A spacious double room with a high ceiling and two casement PVCU window overlooking the south facing rear garden.

BEDROOM TWO
11'10 x 11'7
Another double room with PVCU window to the front elevation.

BATHROOM
8'10 x 5'2
With a white suite of panelled bath with mixer tap and shower over with glazed screen, pedestal wash basin and WC. There is a ceramic tiled dado and window to the front elevation.

OUTSIDE
The house stands back from Roberts Street behind a brick wall surmounted by an established Laurel hedge with double leaf wrought iron gates opening to the private gravelled drive giving off road parking space in front of the attached garage.

GARAGE
15'1 x 13'10
Approached through electrically operated roller door the garage has light and power connected, fitted work bench and shelving, houses the gas fired boiler and has an internal door leading to the utility room.

REAR GARDEN
With a light and sunny aspect the south facing garden is approached by a paved terrace and surrounded by a dwarf brick wall the terrace including a mature Wisteria creeper, log store, external light and external water tap. Beyond this the lawn stretches away from the house bounded by well stocked flower and shrub borders containing a variety of shrubs and trees including a tall mature Corsican Pine tree, Yew, Box and Laurel bushes. The boundaries are of close boarded fencing and at the far end there is a tall Leylandii hedge providing an excellent degree of privacy.

SERVICES
Main drainage, gas, water and electricity are connected. Central heating is through radiators from an Ideal gas fired boiler also providing domestic hot water.

LOCAL AMENITIES
Rushden is the largest town in East Northamptonshire with a population of approximately 25,000 people and has been associated with the boot and shoe industry for man years. The town is located approximately 15 miles north east of Northampton, 12 miles north of Bedford and approximately 17 miles west of Huntingdon. The A45 bypasses the town to the north west and the A6 bypasses the town to the east. The property is within walking distance of the Lidl Supermarket and the High Street in Rushden holds a variety of shops and businesses and nearby is Rushden Lakes shopping and leisure complex.

COUNCIL TAX
North Northamptonshire Council - Band C

HOW TO GET THERE
From Rushden town centre at the Duke Street/St Marys Avenue roundabout take the Church Street exit and proceed up the hill and fork left at the traffic light junction with High Street. Continue onto Newton Road and proceed through the next traffic light junction passing the Lidl supermarket on the left hand side. Take the right hand turning into Grove Road and then first left into Roberts Street where the property stands on the right hand side.

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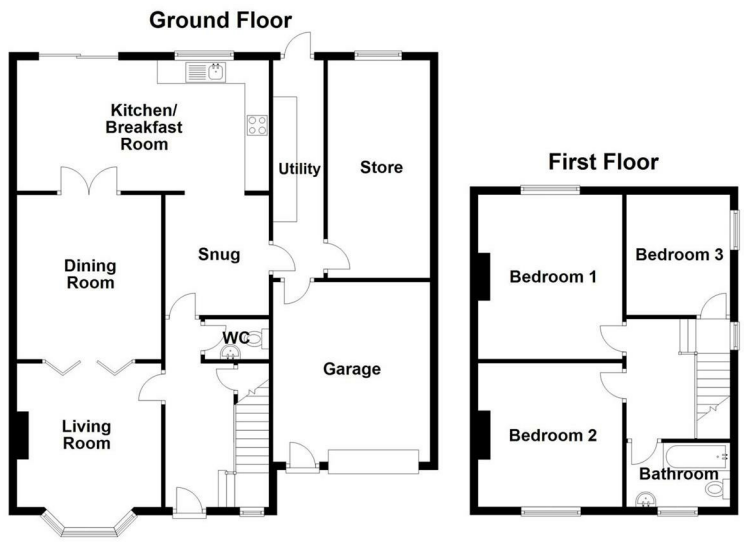

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