



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.

Fern Road Rushden NN10 6AU
Freehold Price £425,000

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.

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27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office
28 High Street Irthlingborough
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Rushden Office
74 High Street Rushden
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Looking for a well-proportioned three bedroom detached dormer bungalow with over 1,500 sq ft of living space and a generous 80ft rear garden...all with no upward chain? Set within walking distance of Rushden Lakes and Waitrose, the property also benefits from gated parking, a garage and a flexible layout with ensuite and feature bathroom. The accommodation briefly comprises entrance hall, dining area, family area, kitchen/breakfast room, utility room, lounge, bedroom with ensuite, separate w.c., bathroom, to the first floor two further bedrooms, W.C., rear garden, garage and driveway.

Enter via front door to:

Hall

Mosaic tiled floor, under stairs storage cupboard, dado rail stairs rising to first floor landing, picture rail, radiator, doors to:

Dining Room

11' 6" x 11' 5" min (3.51m x 3.48m)

Bow window to front aspect, radiator, feature open fireplace, picture rail, through to:

Family Room

11' 5" x 9' 4" (3.48m x 2.84m)

Window to side aspect, radiator, feature fireplace with log burner, picture rail, through to:

Kitchen/Breakfast Room

20' 11" x 15' 0" (6.38m x 4.57m) (This measurement includes area occupied by kitchen units)

Comprising ceramic butler sink with cupboard under, a range of eye level and base units providing granite work surfaces, freestanding range cooker, plumbing for dishwasher, space for under counter fridge, tiled splash backs, two skylights to side aspect, picture rail, radiator, French doors to rear aspect, loft access, extractor hood, door to:

Utility Room

6' 2" x 6' 1" (1.88m x 1.85m)

Comprising ceramic sink with cupboard under, work surface, eye level cupboard, plumbing for washing machine, space for freezer, extractor, skylight to side aspect.

Lounge

20' 11" x 11' 4" (6.38m x 3.45m)

Window to side aspect, French doors to rear aspect, three skylights to side aspect, feature log burning stove, picture rail, two radiators.

Bathroom

Comprising roll top bath, radiator, window to side aspect, picture rail.



Separate W.C.

Comprising low flush W.C., pedestal wash hand basin, tiled splash backs, radiator, picture rail.

Bedroom One

13' 7" max into bay x 11' 2" max (4.14m x 3.4m)

Bow window to front aspect, radiator, picture rail, door to:

Ensuite Shower Room

Comprising pedestal wash hand basin, shower cubicle, tiled splash backs, chrome heated towel rail, picture rail, window to side aspect.

First Floor Landing

Built-in cupboard, doors to:

Bedroom Two

14' 0" max x 8' 4" (4.27m x 2.54m)

Window to rear aspect, radiator, built-in cupboard.

Bedroom Three

13' 11" x 10' 1" (4.24m x 3.07m)

Window to rear aspect, window to side aspect, radiator, two built-in cupboards.

W.C.

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

Outside

Front - Driveway set behind farm style gates, leading to:

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

Rear - Patio with pergola, wooden decked area, hot tub, mostly lawn with various raised beds stocked with plants and shrubs, mature trees, wooden gazebo, further patio, vegetable patch, enclosed by wooden fencing with gated side pedestrian access. Measures approx. 90ft in length.



Energy Performance Rating

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

Council Tax

We understand the council tax is band D (£2,492 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

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.

