



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.



Sovereign Court Rushden NN10 6EZ Freehold Price £295,000

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
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Irthlingborough Office
28 High Street Irthlingborough
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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Looking for your next family home that you can move straight in to? This four bedroomed town house enjoys a conservatory and has been updated and refurbished by the current owners to include a stylish refitted kitchen with built-in appliances and refitted bathroom and ensuite. Outside there is a low maintenance garden set up for relaxing dips in the hot tub plus the benefit of a garage and off road parking. The accommodation briefly comprises entrance hall, cloakroom, kitchen/living room, conservatory, to the first floor three bedrooms and a bathroom, to the second floor a master bedroom with dressing room and ensuite, gardens to front and rear, garage and driveway.

Enter via front door to:

Entrance Hall

Radiator, stairs rising to first floor landing, doors to:

Cloakroom

Refitted to comprise low flush W.C., corner vanity sink unit, tiled splash backs, heated towel rail, window to front aspect, extractor, herringbone flooring.

Kitchen/Lounge

27' 0" x 14' 10" (8.23m x 4.52m) (This measurement includes area occupied by kitchen units and media wall)

Kitchen Area

Refitted to comprise single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, built-in double oven, ceramic hob, extractor hood, built-in fridge/freezer, built-in dishwasher and washing machine, tiled splash backs, window to front aspect, breakfast bar, concealed wall mounted gas boiler serving domestic central heating and hot water systems, spotlights, herringbone flooring, through to:

Lounge Area

Window to rear aspect, media wall with built-in fire, radiator, under stairs storage cupboard, herringbone flooring, French doors to:

Conservatory

12' 10" x 9' 5" (3.91m x 2.87m)

Of brick/uPVC construction, sliding patio doors to rear aspect, tiled floor with underfloor heating, radiator.

First Floor Landing

Airing cupboard housing hot water cylinder, stairs rising to second floor landing, radiator, doors to:

Bathroom

Refitted to comprise low flush W.C., vanity sink unit, panelled bath with shower attachment, tiled splash backs, tiled floor, heated towel radiator, extractor.



Bedroom Two

12' 11" x 8' 3" (3.94m x 2.51m)

Window to front aspect, radiator, built-in wardrobes.

Bedroom Three

11' 11" x 8' 3" (3.63m x 2.51m)

Window to rear aspect, radiator.

Bedroom Four

8' 8" x 6' 2" (2.64m x 1.88m)

Window to front aspect, radiator.

Second Floor

Door to:

Master Bedroom

16' 0" x 14' 10" max (4.88m x 4.52m)

Window to front aspect, radiator, built-in cupboard, loft access, through to:

Dressing Room

9' 0" x 6' 5" (2.74m x 1.96m)

Skylight to rear aspect, radiator, door to:

Ensuite Shower Room

Refitted to comprise low flush W.C., vanity sink unit, corner shower cubicle, tiled splash backs, tiled floor, heated towel rail, skylight to rear aspect, tiled splash backs, extractor.

Outside

Front - Laid with gravel.

Rear - Of low maintenance design incorporating wooden decking, hot tub, enclosed by brick walling and wooden fencing with gated rear pedestrian access leading to off road parking and:

Garage - Up and over door.

Estate service charge

Please note that each of the 84 owners on this development pay an annual service charge of approx. £132.00 per annum to Nationspaces Developments Ltd.



Energy Performance Rating

This property has an energy rating of C. 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.

