



60 Whitefriars | Rushden | NN10 9PE



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Offers In Excess Of £340,000

A delightfully well presented three bedroom detached bungalow on this popular road offering flexible and spacious living space with a private and manageable garden to the rear. With a gas fired radiator heating system, PVCu double glazing, well fitted kitchen and wet room style bathroom, viewing is recommended. The accommodation comprises an entrance hall, sitting/dining room, kitchen/breakfast room, utility, guest WC and useful store. The three bedrooms are served by the wet room and separate WC. A super opportunity for those looking for single level living close to local amenities.

- Detached bungalow with versatile layout
- PVCu double glazing
- Large conservatory to the rear
- Private and enclosed rear garden
- Gas fired radiator heating system
- Very well maintained

Sliding glazed door to the side leading into the entrance porch, with further PVCu glazed door and panels to the

Entrance Hall

Radiator, loft access hatch, coving. Doors to all principal rooms and and three store cupboards.

Sitting Room/Dining Room

11'3" x 21'3" (3.44 x 6.49)

Patio doors to the conservatory, further window to the side, two radiators, coving. Door to the

Kitchen/Breakfast Room

7'5" x 11'2" (2.27 x 3.42)

Kitchen Area

Fitted with a range of base and eye level units with worksurfaces above. Inset one and a half bowl polycarbonate sink with mixer tap, ceramic hob with extractor above and eye level own to the side, plumbing for dishwasher, space for fridge/freezer, tiled splash areas, coving, radiator. Window and door to the side, opening through to the

Breakfast Area

11'10" x 9'10" (3.62 x 3.01)

Window and french style doors to the conservatory, radiator, coving. Further door to the

Utility Room

9'1" x 10'7" (2.78 x 3.25)

Fitted with a range of units with worksurfaces above to complement kitchen. Inset single bowl polycarbonate sink with mixer tap, plumbing for washing machine, space for drier, tiled splash areas. Window to front and doors to the store and

Guest WC

Fitted with a low level WC.

Store

9'6" x 7'6" (2.91 x 2.31)

Window to rear, power and light connected. Further door back to the

Conservatory

23'4" x 7'10" (7.13 x 2.40)

Of a double glazed PVCu construction under a mono pitched glazed roof. Twin sets of french doors to the garden, power, light and electric convector heater.

Bedroom One

13'2" x 11'7" (4.02 x 3.54)

Window to front, radiator, range of built in bedroom furniture, coving.

Bedroom Two

9'9" x 11'8" (2.98 x 3.57)

Window to front, radiator, range of built in bedroom furniture, coving.

Bedroom Three

7'10" x 7'0" (2.40 x 2.14)

Window to side, radiator, built in shelving, coving.

WC

5'10" x 4'5" (1.80 x 1.36)

Fitted with a two piece suite including a low level WC, wall mounted wash hand basin, tiled splash areas, radiator. Window to side.

Wet Room

5'4" x 8'3" (1.63 x 2.52)

Fitted with a two piece suite including walk in shower area with glazed screen and wall mounted wash hand basin with storage below, tiling to all walls, radiator, towel warmer, Dimplex heater. Window to side.

Outside

The property is approached via a block paved driveway for several cars. Low retaining wall to the front and fencing to either side. Gated access to the rear garden, lighting.

Rear Garden

Beautifully tended and not overlooked, the garden is enclosed by fencing and stone walling. Central lawn area with extensive paved areas, planted beds and raised vegetable planter. Two timber sheds and aluminium framed greenhouse. Exterior tap and lighting.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.





Further Information



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Local Authority: North Northamptonshire Council

Tax Band: D

Floor Area: 1518.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

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