



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.



7 Aintree Drive Rushden NN10 0YS Freehold Price 'Offers in excess of' £460,000

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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Rushden Office
74 High Street Rushden
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Offered with no chain is this five bedroom detached house set over three floors that has recently been redecorated in neutral colours throughout. Further benefits include four bathrooms, separate reception rooms, a detached double garage and parking for up to six vehicles plus a pleasant view to the front over a small green. There's also the typical modern comforts of uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, utility room, to the first floor three bedrooms and three bathrooms, to the second floor two further bedrooms and another bathroom, gardens to front and rear, double garage and a driveway.

Enter via front door to:

Entrance Hall

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

Cloakroom

Comprising low flush W.C., vanity sink unit, tiled splash backs, radiator.

Lounge

11' 6" x 21' 6" (3.51m x 6.55m)

Box bay window to front aspect, two radiators, French doors to rear aspect, coving to ceiling.

Dining Room

12' 3" x 10' 6" (3.73m x 3.2m)

Box bay window to front aspect, radiator, coving to ceiling.

Kitchen

11' 3" x 10' 6" (3.43m x 3.2m) (This measurement includes area occupied by kitchen units)

Comprising stainless steel one and a half bowl single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, freestanding range cooker, extractor hood, space for dishwasher, built-in fridge/freezer, window to side aspect, box bay window to rear aspect, radiator, tiled splash backs, through to:

Utility Room

6' 9" x 5' 8" (2.06m x 1.73m)

Comprising stainless steel single drainer sink unit with cupboard under, a range of base units providing work surfaces, radiator, wall mounted gas boiler serving domestic central heating and hot water systems, washing machine, door to rear aspect.

First Floor Landing

Radiator, stairs rising to second floor landing, airing cupboard housing hot water cylinder, doors to:

Master Bedroom

15' 8" x 10' 6" (4.78m x 3.2m)

Window to front aspect, radiator, coving to ceiling, two built-in double wardrobes, door to:

Ensuite Bathroom

Comprising low flush W.C., pedestal wash hand basin, panelled bath, shower cubicle, tiled splash backs, window to rear aspect, radiator.

Bedroom Two

12' 8" x 11' 6" (3.86m x 3.51m)

Window to front aspect, radiator, coving to ceiling, door to:

Ensuite Shower Room

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

Bedroom Five

8' 8" max x 8' 6" max (2.64m x 2.59m)

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

Family Bathroom

Comprising low flush W.C, vanity sink unit, panelled bath, window to rear aspect, tiled splash backs, radiator.

Second Floor Landing

Radiator, loft access, doors to:

Bedroom Three

16' 3" x 11' 9" (4.95m x 3.58m)

Windows to front and side aspects, skylight to rear aspect, two radiators, built-in cupboard.

Bedroom Four

16' 3" x 10' 9" (4.95m x 3.28m)

Windows to front and side aspects, skylight to rear aspect, two radiators.

Family Bathroom

Comprising low flush W.C., vanity sink unit, panelled bath with shower attachment, window to rear aspect, radiator.

Outside

Front - Laid with gravel, driveway providing off road parking for up to six vehicles, leading to:

Double Garage - Two up and over doors, power and light connected.

Rear - Gravelled patio area, mostly lawn, borders stocked with bushes and shrubs, enclosed by wooden fencing with gated side pedestrian access.

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 F (£3,600.01 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.

