



20 Grafton Road | Rushden | NN10 0HU



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## Offers In The Region Of £399,995

A delightful mature detached house enjoying a private west facing plot. Well proportioned living space over two floors with large open plan kitchen/living area opening onto the garden, gas fired radiator heating system and PVCu double glazing. Decorated neutrally with well finished kitchen and bathroom fittings, the accommodation briefly comprises an entrance hall, sitting room, dining room, family room, garden room, kitchen and guest WC. To the first floor are landing leading to the master bedroom with ensuite, two further bedrooms and the bathroom. A driveway, garage (converted in part to a study) and well tended gardens.

- Superb extended and improved mature detached house
- Large open plan kitchen/dining/family space
- Gas radiator heating system
- West facing private plot
- Three bedrooms (could become four stc) and two bathrooms
- PVCu double glazing

Composite part glazed door leading from the front into the

### **Entrance Hall**

Radiator, staircase to the first floor, decorative tiled floor. Doors to the sitting room and kitchen.

### **Sitting Room**

11'8" x 20'11" (3.56 x 6.38)

Bay window to front and further window to the side. Feature exposed brick chimney with fitted wood burner, brick hearth, radiator. under stairs store cupboard, TV point, wood flooring, coving.

### **Kitchen**

18'3" x 7'6" (5.57 x 2.29)

Fitted with an extensive range of gloss finished cabinetry with wood block and quartz effect worksurfaces above. Inset one and a half bowl porcelain sink with mixer tap, induction hob with extraction above, twin eye level ovens to the side. integrated dishwasher and fridge/freezer, plumbing and space for washing machine. Glass and mirrored splash areas, counter lighting, glass fronted cabinets, breakfast bar dividing from garden room. Wood flooring, openings to the dining and family rooms.

### **Dining Room**

11'1" x 8'0" (3.39 x 2.46)

Radiator, coving, wood flooring. Opening to the family room and lobby.

### **Family Room**

11'10" x 12'11" (3.62 x 3.94)

Window to rear, radiator, TV point, coving, wood flooring. Opening to the garden room.

### **Garden Room**

16'10" x 12'7" (5.14 x 3.84)

Glazing and bi-fold doors opening to the garden, radiator, wood flooring, downlights to vaulted ceiling with Velux style windows. Opening back to the kitchen.

### **Lobby**

Wood flooring, doors to the WC and study/garage.

### **Guest WC**

Fitted with a two piece suite including a low level WC and wall mounted wash hand basin. Tiled splash areas, wood flooring, radiator, window to side.

### **Study**

11'2" x 7'11" (3.41 x 2.42)

Converted from half the garage and easily reversible should a buyer prefer use of the whole garage for other purposes. Currently fitted with built in office furniture with connecting door to the remainder of the garage.

### **First Floor Landing**

Doors to all principal rooms.

### **Bedroom One**

11'3" x 28'3" (3.45 x 8.63)

Windows to front and rear, two radiators, built in wardrobes, feature sloping eaves to ceilings. Door to the ensuite.

Note: This room was formerly two bedrooms and it is considered could be re-rendered as such again should a buyer wish (STC).

### **Ensuite**

5'7" x 7'8" (1.71 x 2.35)

Fitted with a three piece suite including a low level WC, vanity wash hand basin and shower cubicle with glazed door. Tiled areas, towel warmer, mirror, tiled floor, window to front.

### **Bedroom Two**

10'6" x 10'7" (3.21 x 3.25)

Window to front, radiator.

### **Bedroom Three**

12'2" x 10'2" (3.71 x 3.12)

Window to side, radiator, into eaves store/wardrobe.

### **Bathroom**

7'0" x 7'8" (2.15 x 2.35)

Fitted with a three piece suite including a low level WC, vanity wash hand basin and corner bath with shower above. Tiled areas, towel warmer, Velux style double to semi-vaulted ceiling.

### **Outside**

The property stands behind an open plan frontage laid to an attractive resin bonded surface providing parking for several cars.

### **Garage**

9'9" x 11'1" (2.99 x 3.40)

Partially converted into a home office but still retaining a store/workshop space with powered roller shutter door and power/light.

### **Rear Garden**

A particular feature of the house. West facing and beautifully tended with central lawn, mature shrubbery, well stocked beds and high fencing/planting to give great seclusion. Large patio with ornamental pond at the rear of the house. Timber pergola and decked seating areas. Two sheds and a workshop/gym area all with light (two larger ones with power).

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

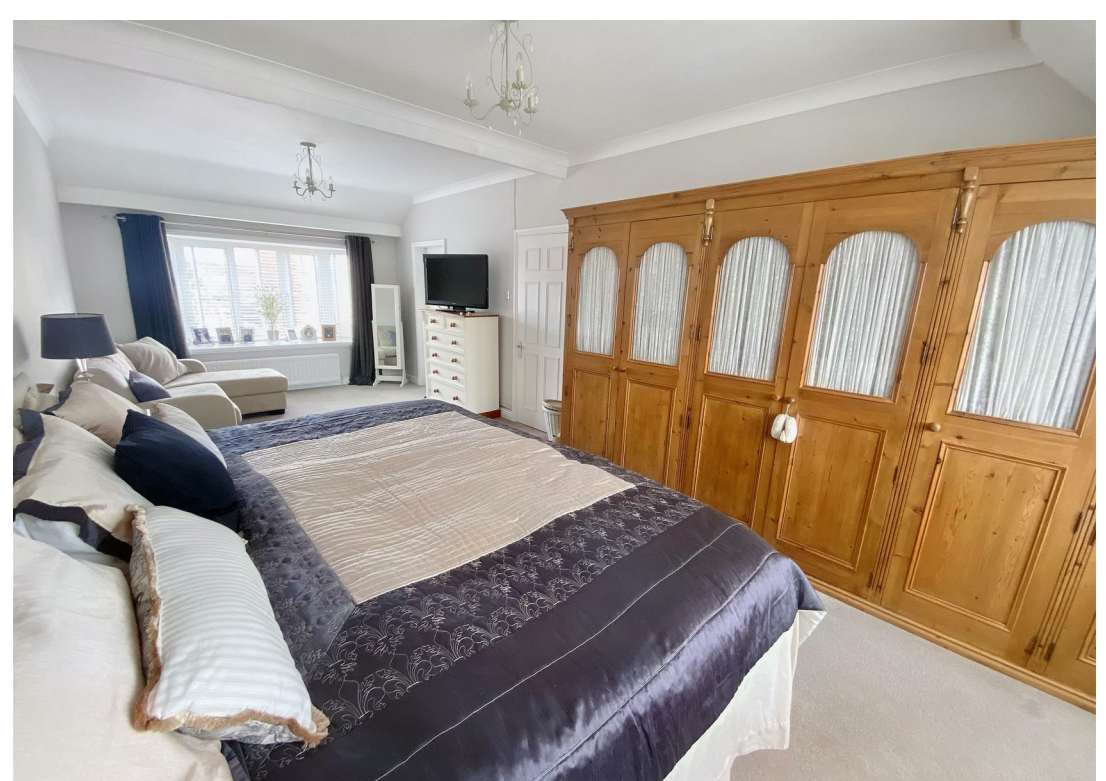
Sewerage: Mains

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.





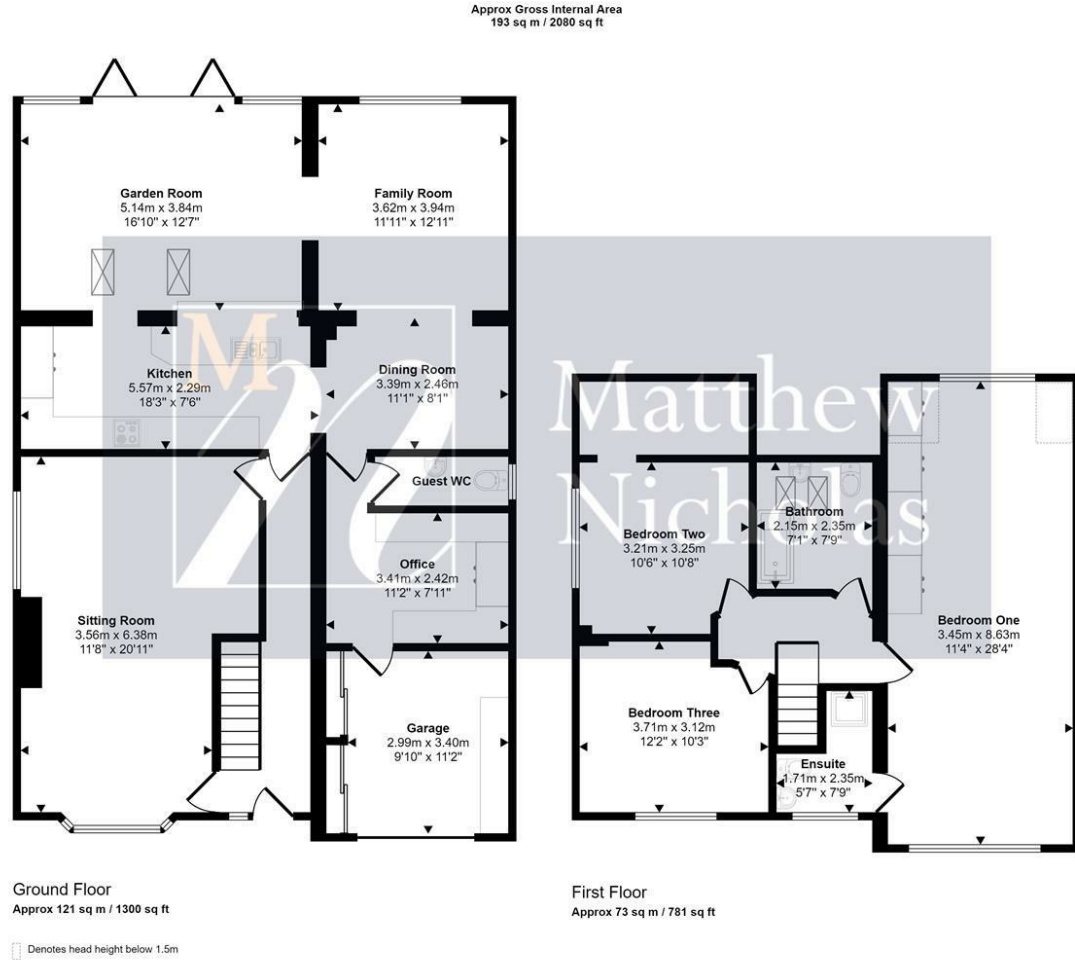
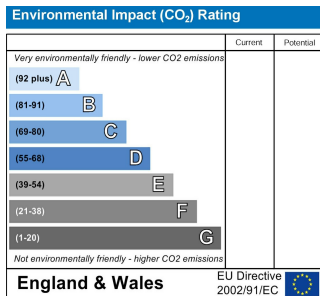
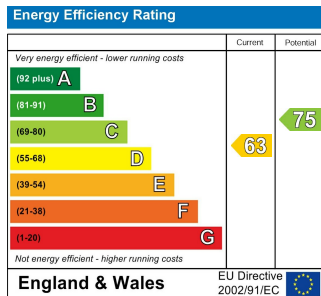
# Further Information



Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 2008.00 sq ft



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.

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