



469 Newton Road | Rushden | NN10 0SX



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## Offers In The Region Of £435,000

A wonderfully versatile detached bungalow in large, private and well tended gardens on this well regarded road. Well cared for and upgraded by the current owners, the property still presents any buyer with an opportunity to tailor the layout to their own requirements or extend further (stc). Boasting a gas fired radiator heating system, PVCu double glazing, superb refitted kitchen and bathrooms, the accommodation briefly comprises a hallway, sitting room, dining/garden room, kitchen, shower room, two bedrooms, rear lobby and bathroom. There are extensive out buildings including a fully serviced guest log cabin, summerhouse/office and a variety of further sheds as well as the attached single garage. Single Story planning permission has been granted with plans in hand. Viewing is advised.

- Versatile detached bungalow with garage and driveway
- Scope for further extension (stc)
- Semi-rural yet accessible location
- Large and mature private plot
- Nice appointed kitchen and bathrooms
- Well presented throughout



Oak porch with composite part glazed door leading from the front into the

### **Entrance Hall**

Radiator, engineered wood floor, door to bedroom one and further glazed door to the

### **Sitting Room**

14'7" x 20'10" (4.45 x 6.36)

Bay window to front and further window to side, two radiators, feature period style fireplace with stone surround cast iron inset and granite hearth, coving, glazed double doors to the

### **Dining/Garden Room**

19'1" x 8'8" (5.84 x 2.65)

Windows and French style doors to the garden, two radiators, coving. Glazed doors to bedroom two and further single part glazed door to the kitchen. Door to the rear lobby.

### **Kitchen**

6'11" x 16'6" (2.12 x 5.04)

Fitted with a range of shaker style base and eye level units with composite worktops and upstands above. Inset ceramic sink with mixer tap, combination Rangemaster range cooker set into faux chimney breast recess with extraction above and feature tiled splash areas. Integrated dishwasher and fridge/freezer, storage shelving, glazed display cabinets and tiled floor. Window to side and opening through to the

### **Kitchen Lobby**

6'10" x 4'0" (2.09 x 1.24)

Part glazed door to the garden tiled floor, door to the

### **Shower Room**

7'1" x 4'0" (2.16 x 1.22)

Fitted with a contemporary three piece suite including a low level WC, vanity wash hand basin with storage below and larger than average shower area with glazed screen. Towel warmer, splash tiling, tiled floor and obscured window to the side.

### **Bedroom One**

11'4" x 10'10" (3.46 x 3.31)

Bay window to front, radiator, coving.

### **Bedroom Two**

8'1" x 9'2" (2.47 x 2.81)

Radiator, skylight.

### **Lobby**

Part glazed door to the garden, storage cupboard, further door to garage and the

### **Bathroom**

5'8" x 6'7" (1.74 x 2.03)

Fitted with a three piece suite comprising of a low level WC, hand wash basin and bath with panel to side, shower over and glass screen, tiling to splash areas and floor, skylight.

### **Laundry Room**

7'1" x 7'6" (2.17 x 2.29)

Accessed from the rear covered porch. Plumbing and space for washing machine, space for drier and further appliances. Window to rear.

### **Outside**

The property stands behind a gravelled and hedge/metal railing retained front garden that provides parking for several vehicles. Planted borders, lighting and access to the rear garden via a gate, garage and personal door as well as the main entrance door.

### **Garage**

13'2" x 19'7" (4.03 x 5.99)

Power and light connected with personal doors to the front and rear hall.

### **Rear Garden**

A particular feature of the house and and laid to several distinct areas. Immediately to the rear of the property is a block paved patio with access to an attached shed, a covered porch leading to the laundry room. Further areas of gravel with inset planting, box hedging decorative

paving. Access may be gained to the Log Cabin

The main area of garden is laid to lawn with beautifully stocked beds and further areas of gravel seating space and numerous inset mature trees. To the far end is a further timber building with power connected which could be used as a summer house or work room (as currently). Vegetable garden with one further sheds and enclosure for chickens.

### **Log Cabin (Annex)**

20'4" x 12'3" (6.21 x 3.75)

Ideal for use as a guest or hobbies space with main living area, bed space, toilet and kitchenette. Power and light connected.

### **Agents Note**

Full planning permission has been granted for a significant single storey extension across the back of the property. This addition would provide the property with an additional bedroom benefitting from an ensuite bathroom. Further details can be provided by the agents or found using the following Application Number: NE/23/01158/FUL.

### **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: C

Floor Area: 1538.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>79</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>79</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Approx Gross Internal Area  
143 sq m / 1538 sq ft



Ground Floor  
Approx 122 sq m / 1310 sq ft

Annex  
Approx 21 sq m / 228 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.

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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