



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.

## Hollowell Close Rushden NN10 0YY Freehold Price £575,000

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**   
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**If you're searching for a four bed roomed family home that offers a larger than average plot and a huge driveway providing off road parking for numerous vehicles then this property should definitely make your viewing shortlist. Outside you'll find a large summerhouse which is perfect for entertaining and a double garage with electric remote controlled doors. Internally the current owners have made many upgrades including a refitted ensuite and bathroom, refitted kitchen with several built-in appliances and granite worktops, conservatory and built-in wardrobes to all bedrooms. Further benefits include uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, cloakroom, study, lounge, kitchen/dining/family room, utility room, conservatory, four bedrooms, ensembles to bedrooms one and two, family bathroom, gardens to front, side and rear, double garage, summerhouse and a driveway.**

Enter via front door to:

#### Entrance Hall

Stairs rising to first floor landing, under stair storage cupboard, two radiators, built-in cupboard, window to side aspect, doors to:

#### Cloakroom

Comprising low flush W.C., wall mounted wash hand basin, tiled splash backs, window to side aspect, radiator.

#### Study

10' 9" x 9' 7" (3.28m x 2.92m)  
Window to side aspect, radiator.

#### Lounge

20' 5" x 11' 9" (6.22m x 3.58m)  
Window to front aspect, two radiators, feature gas fireplace, French doors to:

#### Conservatory

10' 5" x 9' 2" (3.18m x 2.79m)  
Of brick/uPVC construction, French doors to side aspect, power and light connected.

#### Kitchen/Dining/Family Room

26' 7" max x 12' 3" narrowing to 9' 3" (8.1m x 3.73m) (This measurement includes area occupied by kitchen units)

Kitchen Area - Refitted to comprise ceramic butler sink unit with cupboard under, a range of eye level and base units providing work surfaces, built-in stainless steel double oven, five ring gas hob, extractor hood, integral fridge/freezer and dishwasher, pantry cupboard, skylights to side and rear aspect, radiator, through to:

Dining/Family Area - Window and bi-fold doors to rear aspect, radiator.



#### Utility Room

5' 7" x 5' 6" (1.7m x 1.68m)  
Refitted to comprise sink unit with cupboard under, a range of eye level units, granite work surface, plumbing for washing machine, space for tumble dryer, radiator, door to side aspect.

#### First Floor Landing

Loft access, radiator, window to front aspect, doors to:

#### Master Bedroom

12' 2" max x 11' 3" max (3.71m x 3.43m)  
Window to rear aspect, two double built-in wardrobes, radiator, door to:

#### Ensuite Bathroom

Refitted to comprise low flush W.C., vanity sink unit, 'P' shaped bath with shower over, tiled splash backs, chrome heated towel rail, window to rear aspect, extractor.

#### Bedroom Two

14' 7" x 9' 7" (4.44m x 2.92m)  
Windows to side and front aspect, radiator, two double built-in wardrobes, door to:

#### Ensuite Shower Room

Comprising low flush W.C., pedestal wash hand basin, double shower cubicle, tiled splash backs, radiator, extractor.

#### Bedroom Three

11' 9" x 10' 8" (3.58m x 3.25m)  
Window to rear aspect, radiator, built-in double wardrobe and single wardrobe.

#### Bedroom Four

11' 9" x 7' 7" max (3.58m x 2.31m)  
Window to front aspect, radiator, built-in wardrobe.

#### Family Bathroom

Refitted to comprise low flush W.C., wall mounted wash hand basin, shower cubicle, freestanding bath, tiled splash backs, window to side aspect, chrome heated towel rail, airing cupboard housing hot water cylinder, extractor.



#### Outside

Front - Lawn with borders stocked with bushes, plants and shrubs, large block paved driveway providing off road parking for numerous vehicles, leading to:

Double garage - Two remote control roller doors, personnel door to side aspect, power and light connected. Measures approx. 16' 2" in length x 16' 8" in width internally.

Rear/Side - Patio area, lawn with several raised beds, borders stocked with trees and shrubs, outside tap, enclosed by wooden fencing with gated side pedestrian access.

Summer House - Bi-fold doors to side aspect, power and light connected. Measures 28' 4" x 12' 2" internally.

#### 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 (£3,260 per annum. Charges for 2024/25).

#### Agents Note

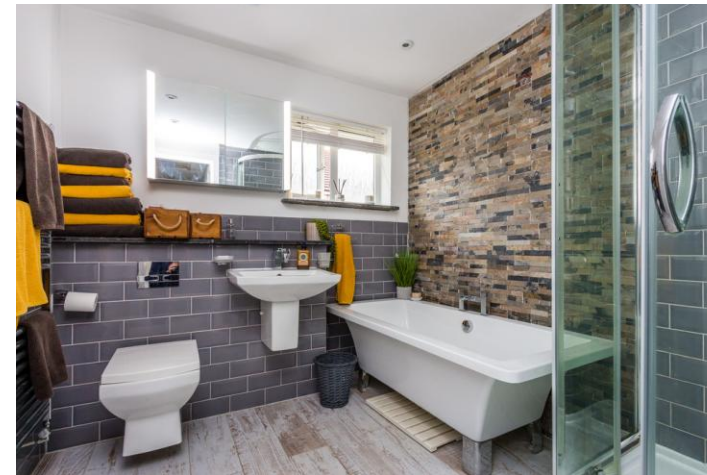
Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

#### 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](http://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.**

