

Make the right move!



GROUND FLOOR
543 sq.ft. (50.4 sq.m.) approx.

1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 914 sq.ft. (84.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**1 Woburn Court, Rushden, Northamptonshire.
NN10 9HL.**

£262,500 Freehold

Edward Knight Estate Agents are delighted to announce the launch of this extended 3 bedroom semi-detached family home. Situated in a sought after cul-de-sac within walking distance of the popular South End and Whitefriars schools. Having undergone a number of modernisations in recent years, the house now boasts a refitted high quality bathroom, a custom built kitchen, new UPVC double glazing throughout, a UPVC security door, and a 170sqf extension with bi-fold doors into garden. A drop kerb has also been added to the front of the house.

In brief the property comprises of: Entrance hall with downstairs WC, large lounge with fireplace leading into dining room and kitchen

PROPERTY MISDESCRIPTIONS ACT 1991
The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

Entrance Hall

Entrance through UPVC security door leading to:

Downstairs WC

3' 11" x 3' 6" (1.19m x 1.07m) Modern two piece suite comprising: Low flush WC. Pedestal wash hand basin.

Lounge

15' 1" x 10' 10" (4.60m x 3.30m) UPVC double glazing to the front aspect and fireplace.

Dining Room

8' 10" x 9' 8" (2.69m x 2.95m) Opening to kitchen and family room.

Kitchen

9' 4" x 9' 8" (2.84m x 2.95m) Contemporary and quality custom kitchen. Smart storage solutions with above average cupboard space. Bosch oven, 5 ring gas hob with Hotpoint extractor fan above and glass picture splashback.

Family Room

11' 7" x 8' 1" (3.53m x 2.46m) Part of the extension, this family room provides an additional living space. As the double glazed Bi-Fold doors open almost the whole length of the back wall, this room is perfect for summer. UPVC double glazed window to the rear aspect.

Utility

6' 7" x 8' 1" (2.01m x 2.46m) Plumbing for washing machine and tumble-dryers. Built in storage units and window to the rear aspect.

First Floor

Bedroom 1

11' 7" x 10' 10" (3.53m x 3.30m) Built in wardrobes with fitted mirrors. UPVC double glazed window to the front aspect.

Bedroom 2

11' 7" x 8' 0" (3.53m x 2.44m) UPVC double glazed window to the rear aspect.

Bathroom

6' 7" x 5' 6" (2.01m x 1.68m) Newly fitted high quality walk in mains shower unit. With stylish black accents and an XL rain shower head. A heated towel rail, low flush WC and ceramic basin finish the bathroom. Obscure double glazed window to the rear aspect.

Bedroom 3

7' 11" x 7' 11" (2.41m x 2.41m) Custom built storage unit (picture doesn't show it's entirety), double glazed window to the front aspect.

