

**Mike  
Neville**  
**ESTATE AGENTS**

Mike  
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016316  
FOR  
SALE

**81 Wellingborough Road, Rushden,  
Northamptonshire, NN10 9YG**



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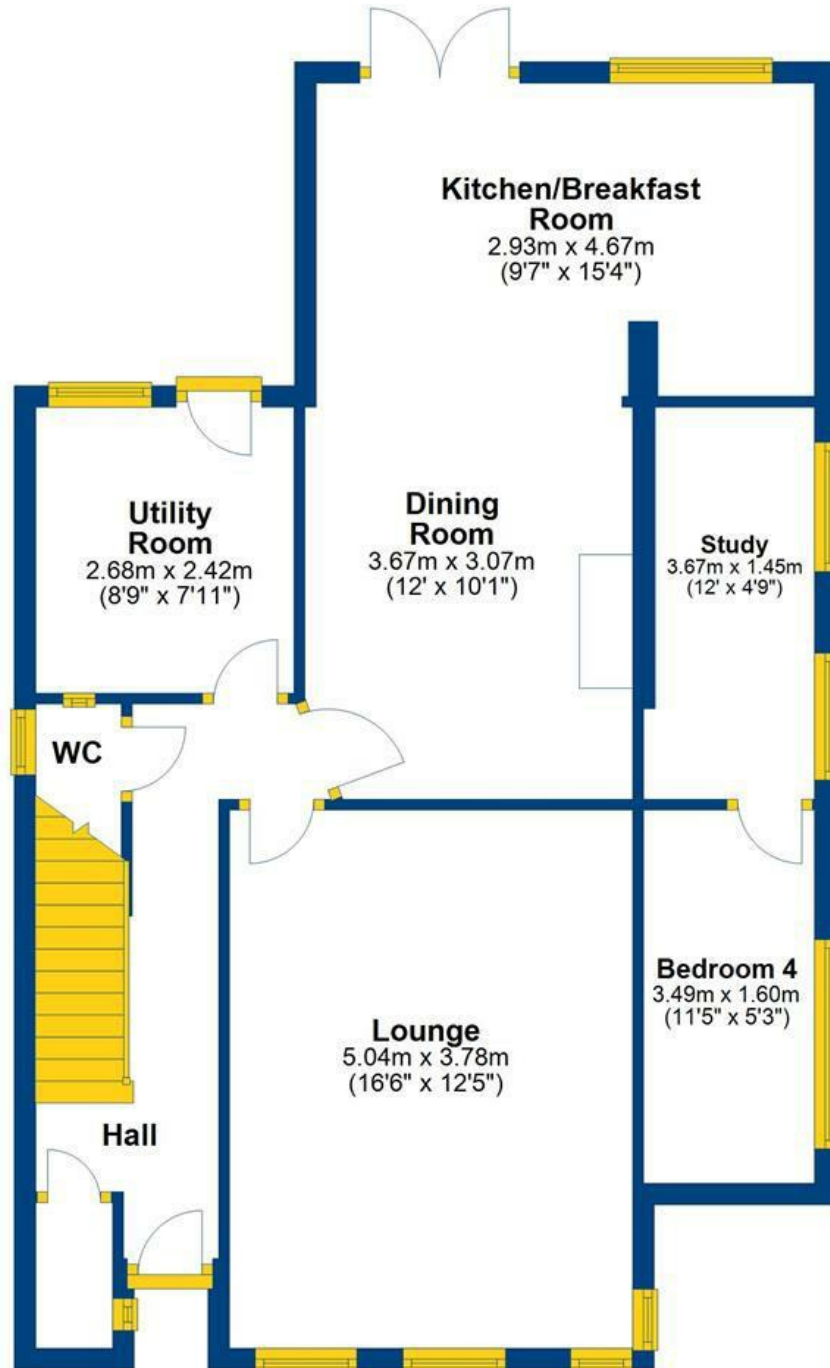
**£370,000 Freehold**

*We are delighted to offer for sale, with no onward chain, this delightful mature detached family home, presented in good order throughout and providing ample accommodation for all the family. Boasting a large master bedroom and two further double bedrooms to the first floor, along with a good size family bathroom and to the ground floor a study with fourth bedroom off, providing annex potential. In addition to this you will find good reception room space, a large rear garden, corner plot, very large summerhouse (a great extra sitting room or home office), large shed/workshop and off road parking for several vehicles. Please contact our office today to arrange that all important early viewing.*

- **No Onward Chain**
- **Viewing Essential**
- **Several Reception Rooms**
  - **Large Summerhouse**
- **Gated, Off Road Parking For Several Vehicles**
- **All Local Amenities Within Walking Distance**
  - **Four Bedrooms**
  - **Ground Floor Cloakroom / WC**
- **Good Size Rear Garden, Corner Plot**
  - **Energy Efficiency Rating - D59**

## Ground Floor

Approx. 74.8 sq. metres (804.8 sq. feet)



## First Floor

Approx. 49.5 sq. metres (532.8 sq. feet)



Total area: approx. 124.3 sq. metres (1337.6 sq. feet)

## Location

On the corner of St Margarets Avenue. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

## Council Tax Band

D

## Energy Rating

Energy Efficiency Rating - D59  
Certificate number - 0955-1003-9206-3809-1200

## Accommodation

### Ground Floor

#### Porch

#### Hall

Cloaks cupboard.

#### Ground Floor Cloakroom / WC

**Lounge 16'6" x 12'4" (5.04m x 3.77m)**

**Dining Room 12'0" x 9'11" (3.67m x 3.03m)**

Maximum measurement.

**Kitchen / Breakfast Room 9'7" x 15'4" (2.93m x 4.67m)**

**Utility Room 8'10" x 7'11" (2.68m x 2.42m)**

Wall mounted gas fired 'Ideal' boiler. Boiler serviced 21/02/2024.

**Study 12'0" x 4'9" (3.67m x 1.45m)**

Door to ground floor bedroom 4.

**Ground Floor Bedroom 4 11'5" x 5'3" (3.49m x 1.60m)**

### First Floor

#### Landing

**Bedroom 1 16'5" x 11'2" (5.01m x 3.40m)**

Maximum measurement.

**Bedroom 2 12'2" x 10'1" (3.72m x 3.07m)**

Maximum measurement.

**Bedroom 3 11'0" x 6'11" (3.36m x 2.10m)**

## Bathroom / WC

Bath with shower over. A spacious bathroom with scope for a separate shower, if required.

Access to loft space - boarded, insulated, light connected, loft ladder. Suitable for a loft conversion, subject to relevant permissions.

## Outside

### Front

Corner plot. Walled frontage. Front and side gates.

### Rear Garden

Fully enclosed, of a good size and well established.

Large garden shed/workshop, included within sale.

### Summerhouse / Home Office 18'11" x 13'0" (5.77m x 3.97m)

Included within sale. Fully insulated with power and light connected. Fully double glazed.

### Secure Driveway Parking

Secure wooden electrically operated double gates leading to driveway parking for several vehicles, accessed via St Margaret's Avenue.

### Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit [www.mike-neville.co.uk/privacy](http://www.mike-neville.co.uk/privacy)

### Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

### Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

### Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.









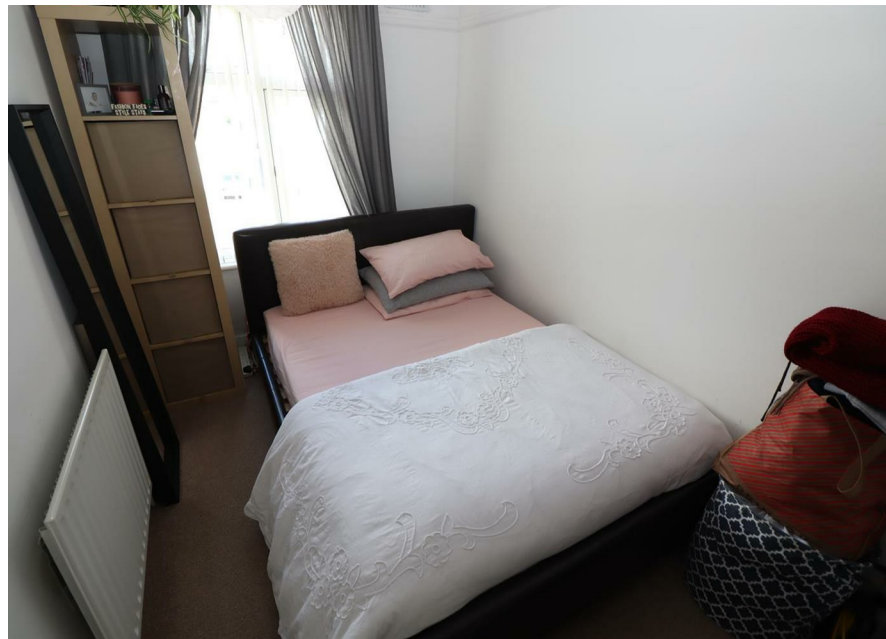
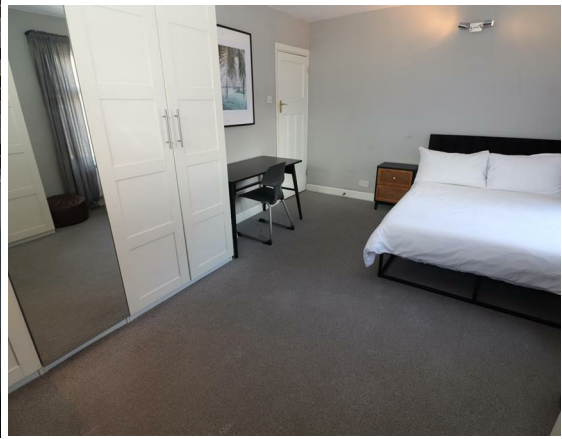






















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