



**19 Boughton Drive, Rushden  
Northamptonshire NN10 9HX  
£265,000 Freehold**

We are delighted to offer for sale this beautifully presented extended semi-detached bungalow, situated on a good size plot, providing two double bedrooms, modern shower room, lounge, modern kitchen/breakfast room, side hall and large conservatory with insulated roof, leading out onto a large, delightful, south facing rear garden that has been very well kept, to include summerhouse and two sheds. Also, externally, you will find a detached garage and off road parking for several vehicles. This bungalow truly is a credit to the current owner and is well worthy of an immediate viewing. Short onward chain.

- Short Onward Chain
- Extended Semi-Detached Bungalow
- Large Conservatory with Insulated Roof
- Energy Efficiency Rating - D67
- Popular Residential Area
- Two Double Bedrooms
- Beautiful South-Facing Rear Garden
- Local Amenities Close By
- Kitchen/Breakfast Room
- Garage and Off Road Parking



### Location

Boughton Drive links through from Barnwell Drive to Grangeway. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

### Council Tax Band

B

### Energy Rating

Energy Efficiency Rating - D67

Certificate number - 0520-2859-7472-9191-8985

### Additional Information

"Magnet" kitchen, refitted in 2014 approx.  
Modern gas fired boiler, within loft space, installed 2014/15 approx. Serviced 10/1/24.  
Conservatory addition added in 2008 approx. Roof insulated since then.  
PVC fascias, soffits, guttering replaced in 2018 approx.

### Accommodation

#### Ground Floor

##### Hall

##### Kitchen/Breakfast Room 11'10" x 10'8" (3.60m x 3.25m)

Plus recess.

##### Lounge 12'11" x 11'5" (3.94m x 3.47m)

Plus recess.

##### Inner Hall

Storage cupboard.  
Modern gas fired boiler within loft space.

##### Shower Room/WC

Re-fitted in the last couple of years.

##### Bedroom 1 11'8" x 11'5" (3.55m x 3.47m)

Maximum measurement.

##### Bedroom 2 / Sitting Room / Dining Room 8'0" x 10'8" (2.45m x 3.25m)

Essentially bedroom 2, but could be used as a sitting room / dining room etc.

##### Conservatory 7'8" x 18'8" (2.34m x 5.68m)

Power and light connected. Radiator. Insulated roof.

### Outside

### Front

Fully block paved providing off road parking for several vehicles. Double gates to side, leading to garage.

### Garage 15'2" x 7'11" (4.63m x 2.42m)

Internal measurement. Power and light connected. Up and over door to front. Rear door and window.

### Rear Garden

A large, delightful, south-facing rear garden that has been very well kept, to include pond, summerhouse and two sheds. The garden alone, in our opinion, is worthy of viewing.

### 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)

### Floorplans

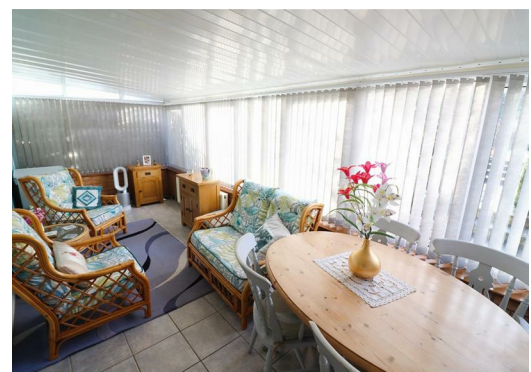
Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

### 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).

### Disclaimer

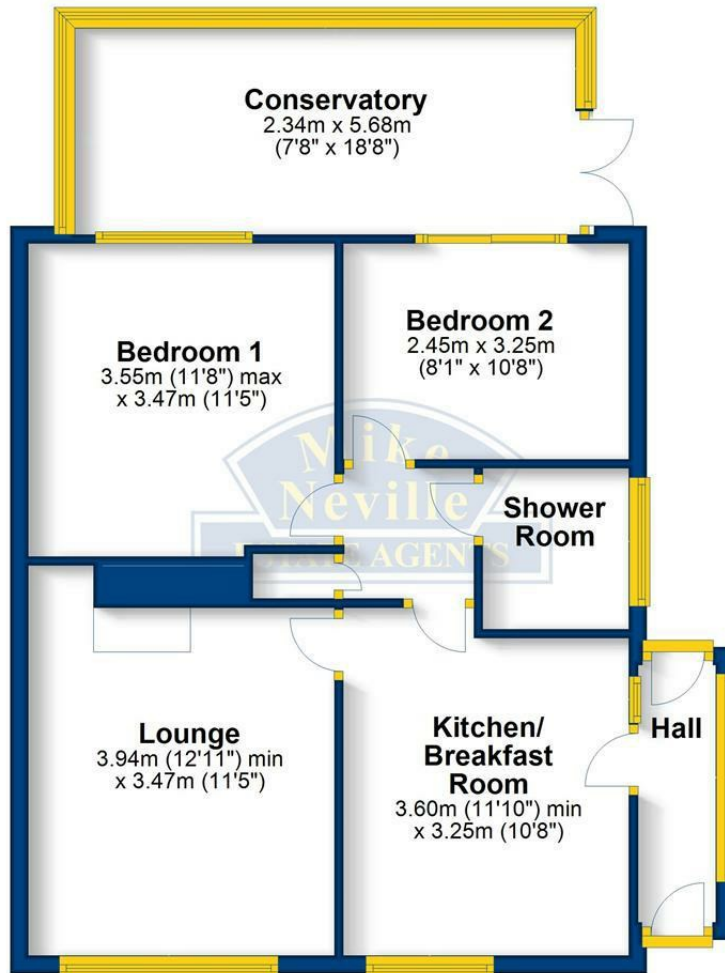
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## Ground Floor

Approx. 71.6 sq. metres (771.2 sq. feet)



Total area: approx. 71.6 sq. metres (771.2 sq. feet)