



**3 Orchard Close, Rushden,
Northamptonshire, NN10 6RW**

**Mike
Neville**
ESTATE AGENTS

3 Orchard Close, Rushden, Northamptonshire, NN10 6RW

£347,500 Freehold

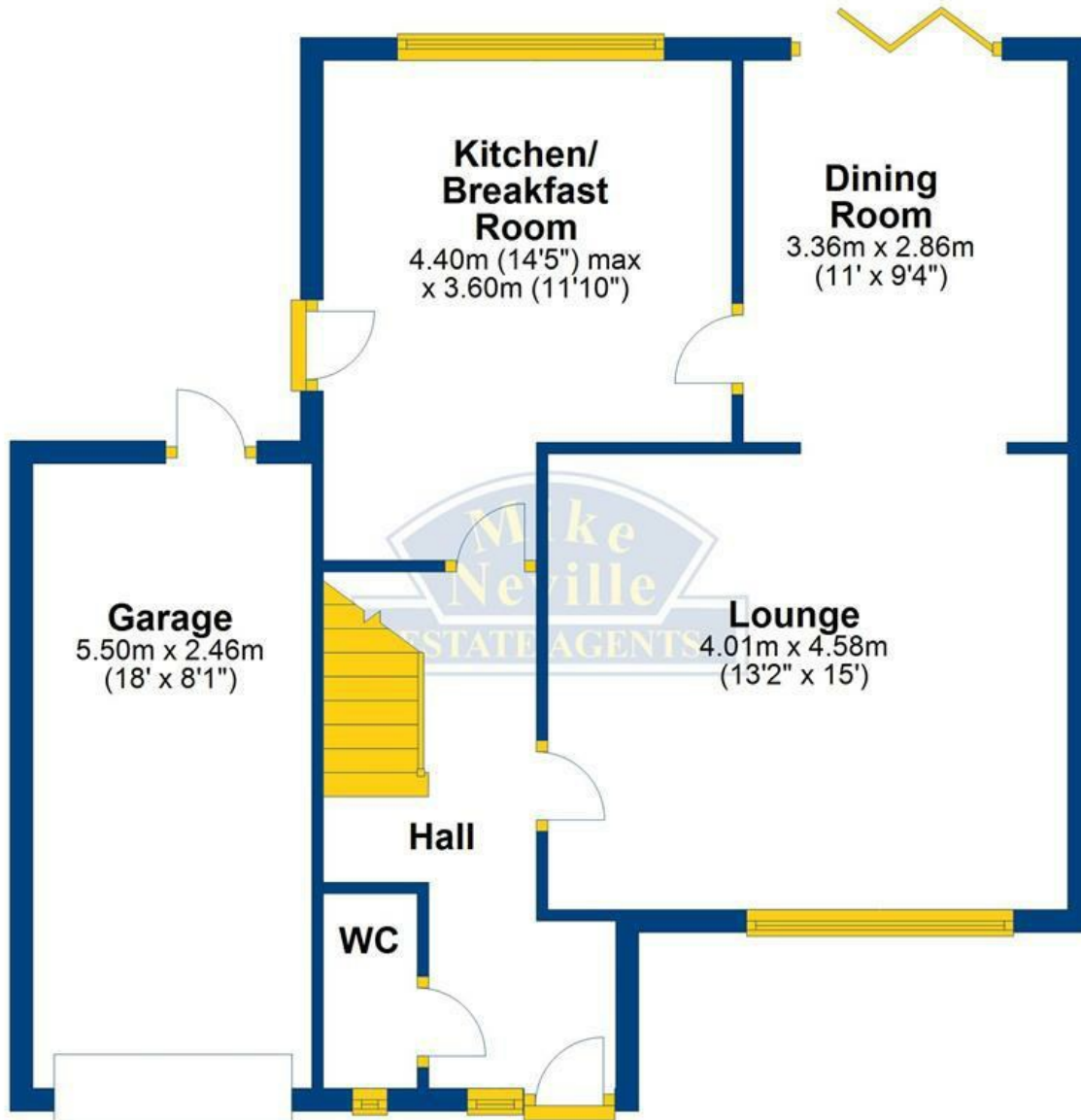
Situated within a short walk of Rushden Lakes, within a small cul-de-sac location of just three properties total, off a no-through road, is this delightful detached family home, boasting over 1,109sqft of living space with well proportioned rooms throughout.

Benefiting from four bedrooms, family bathroom, lounge, separate dining room, kitchen/breakfast room and ground floor cloakroom/WC. Externally, you will find a well maintained rear garden, garage and off road parking. A property in this location is a rare find and an immediate viewing is advised to truly appreciate all that is on offer here.

- **Sought After Location**
- **Situated Within a Short Walk of Rushden Lakes**
- **Four Bedrooms**
- **Ground Floor Cloakroom / WC**
- **Garage & Off Road Parking**
- **Fantastic Road Links**
- **Immediate Viewing Advised**
- **Separate Dining Room**
- **Fully Enclosed Rear Garden**
- **Energy Efficiency Rating - D61**

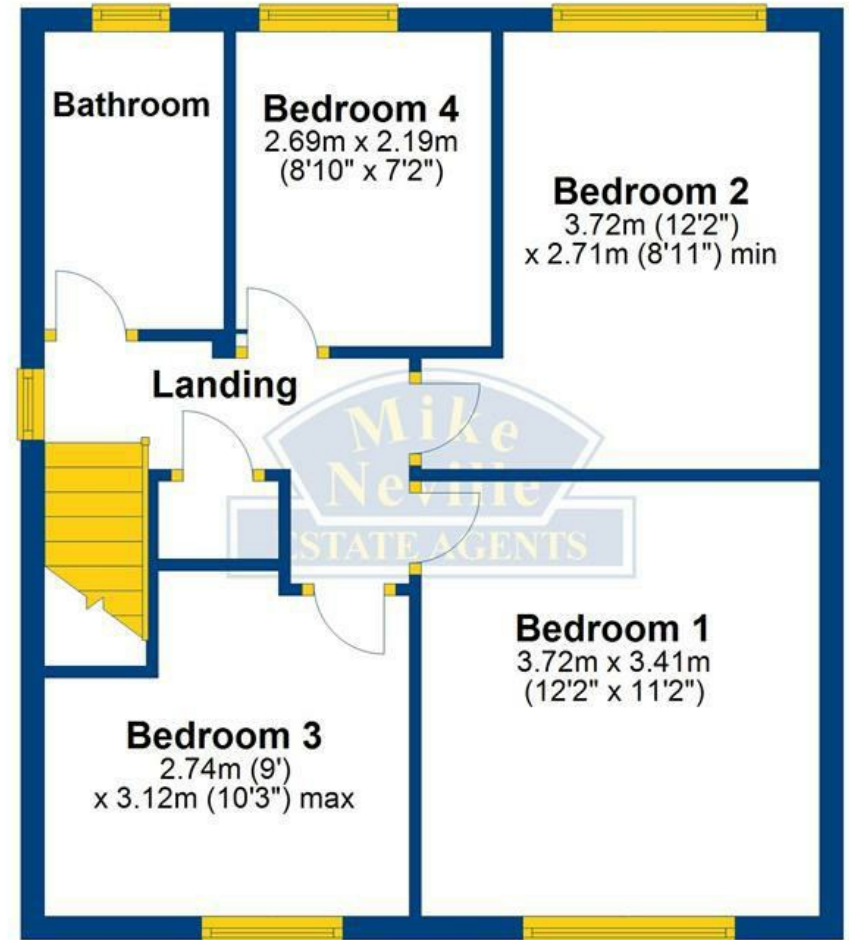
Ground Floor

Main area: approx. 53.0 sq. metres (570.3 sq. feet)
Plus garage, approx. 13.5 sq. metres (145.3 sq. feet)



First Floor

Approx. 50.1 sq. metres (539.2 sq. feet)



Main area: Approx. 103.1 sq. metres (1109.5 sq. feet)

Plus garage, approx. 13.5 sq. metres (145.3 sq. feet)

Location

Orchard Close can be found off Paddocks Road. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

D

Energy Rating

Energy Efficiency Rating - D61

Certificate number - 0130-2802-5060-2122-9315

Accommodation

Ground Floor

Hall

Ground Floor Cloakroom / WC

Lounge 13'2" x 15'0" (4.01m x 4.58m)

Dining Room 11'0" x 9'5" (3.36m x 2.86m)

Kitchen / Breakfast Room 14'5" x 11'10" (4.40m x 3.60m)

Maximum measurement.

Wall mounted gas fired boiler, concealed in cupboard.

Fitted double electric oven. Gas hob. Extractor.

Space for appliances.

First Floor

Landing

Loft access.

Airing cupboard housing hot water cylinder.

Bedroom 1 12'2" x 11'2" (3.72m x 3.41m)

Bedroom 2 12'2" x 8'11" (3.72m x 2.71m)

Plus door recess.

Bedroom 3 9'0" x 10'3" (2.74m x 3.12m)

Maximum measurement, plus recess.

Bedroom 4 8'10" x 7'2" (2.69m x 2.19m)

Bathroom / WC

Outside

Front

Driveway approach and area of front garden.

Side gated access through to rear.

Garage 18'1" x 8'1" (5.50m x 2.46m)

Maximum measurement.

Up and over door to front. Rear personal door. Power and light connected.

Rear Garden

Fully enclosed and well maintained.

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

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.

















**3 Orchard Close
Rushden
Northamptonshire
NN10 6RW
£347,500 Freehold**

Neville House, 67 Wellingborough Road, Rushden, Northamptonshire, NN10 9YG
T: 01933 316316 | E: sales@mike-neville.co.uk | www.mike-neville.co.uk



RUSHDEN
01933 316316

BEDFORD
01234 327455

WOBURN
01525 290393

HITCHIN
01462 438979

Registered in England 4144174

Auction Rooms
CHARLES ROSS
FINE ART AUCTIONEERS
AND VALUERS
01525 290502