

The logo for Mike Neville Estate Agents is located in the top right corner. It consists of a dark blue, arched banner with a white border containing the name 'Mike Neville' in a yellow, serif font. Below this banner is a dark blue rectangular box with a white border containing the words 'ESTATE AGENTS' in a yellow, sans-serif font.

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

The image shows the exterior of a two-story brick house with a tiled roof and a dormer window. A paved driveway leads to a white garage door. A lawn with a young tree and a white van is visible on the left. A brick wall with a concrete top runs along the bottom left. The sky is blue with some clouds.

**52 Melloway Road, Rushden,  
Northamptonshire, NN10 6XX**

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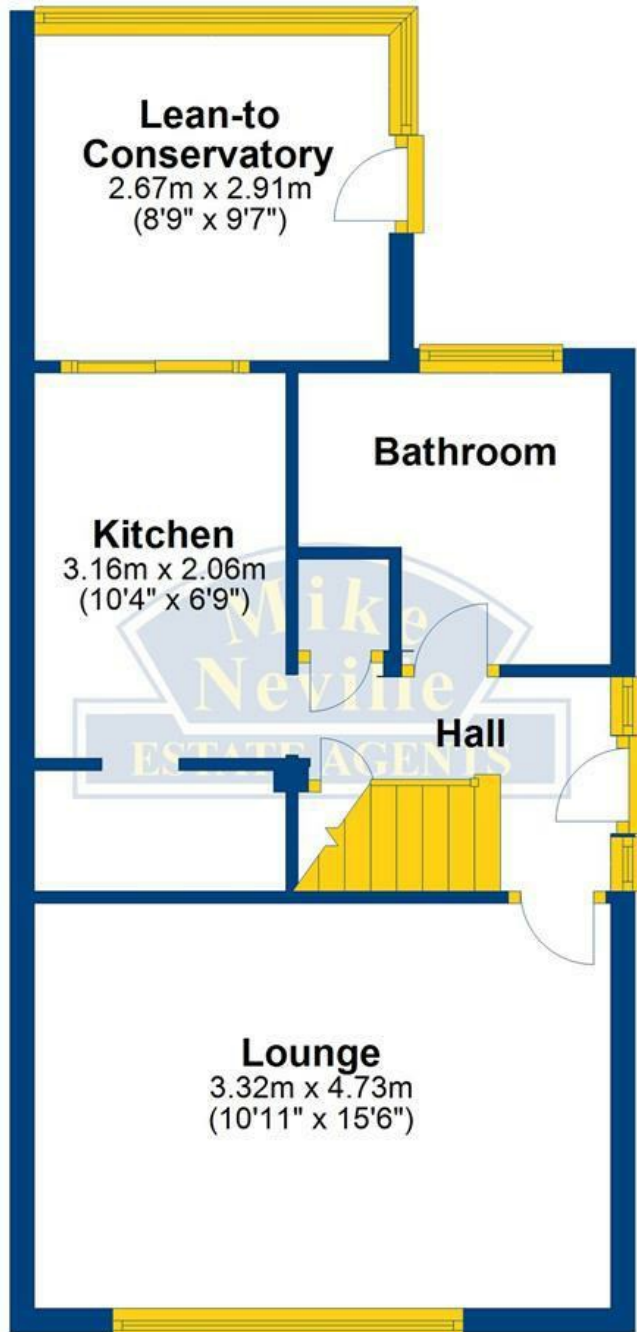
**£255,000 Freehold**

*Offered to the open market for sale is this simply stunning semi detached family home that benefits from two double bedrooms, with an en-suite shower room addition to the master bedroom, lounge, kitchen, ground floor bathroom and lean-to conservatory. Externally, the property features a fully enclosed rear garden, wooden outbuilding, single detached garage and good off road parking. An immediate viewing is deemed essential to avoid any form of disappointment.*

- **Highly Desirable Location**
- **Easy Access to Rushden Lakes, Both Walking and Driving Distance**
  - **Two Double Bedrooms**
  - **Ground Floor Bathroom / WC**
    - **Enclosed Rear**
- **Immediate Walking Distance to Melloway Park**
  - **Viewing is Well Advised**
  - **En-Suite Shower Room / WC to Master Bedroom**
  - **Outbuilding, Garage & Off Road Parking**
  - **Energy Efficiency Rating - E53**

## Ground Floor

Approx. 44.3 sq. metres (477.1 sq. feet)



## First Floor

Approx. 31.4 sq. metres (337.7 sq. feet)



Total area: approx. 75.7 sq. metres (814.8 sq. feet)

## Location

The property can be found at the Purbeck Road end of Melloway Road, as identified via our for sale board. Viewings should be made via ourselves the Selling Agents on 01933 316316.

## Council Tax Band

B

## Energy Rating

Energy Efficiency Rating - E53

Certificate number - 0337-2858-7645-9005-3955

## Accommodation

### Ground Floor

#### Hall

Useful cupboard.

#### Lounge 10'11" x 15'6" (3.32m x 4.73m)

Feature vertical radiator.

#### Kitchen 10'4" x 6'9" (3.16m x 2.06m)

Plus under stairs utility area. Newly fitted modern kitchen. Induction hob. Electric oven. Extractor. Space and plumbing for appliances.

#### Lean-to Conservatory 9'6" x 8'9" (2.91m x 2.67m)

Power connected.

#### Ground Floor Bathroom / WC

Modern re-fitted white suite.

### First Floor

#### Landing

Loft access. Gas fired boiler situated within loft space.

#### Bedroom 1 9'9" x 15'6" (2.97m x 4.73m)

Maximum measurement, including fitted wardrobes.

#### En-suite Shower Room / WC

Modern re-fitted white suite.

#### Bedroom 2 9'6" x 9'10" (2.89m x 3.00m)

Maximum measurement, including fitted wardrobes, plus cupboard.

### Outside

### Front

Set well back from the road. Lawned front garden. Long driveway approach. Gated access to garage and rear garden.

#### Garage 8'9" x 20'1" (2.68m x 6.13m)

Maximum internal measurement. Double doors to front. Power and light connected.

### Rear Garden

Fully enclosed. Lawn area. Feature terrace/patio area.

#### Wooden Outbuilding 22'6" x 9'4" (6.88m x 2.87m)

Maximum internal measurement. Power and light connected.

### 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

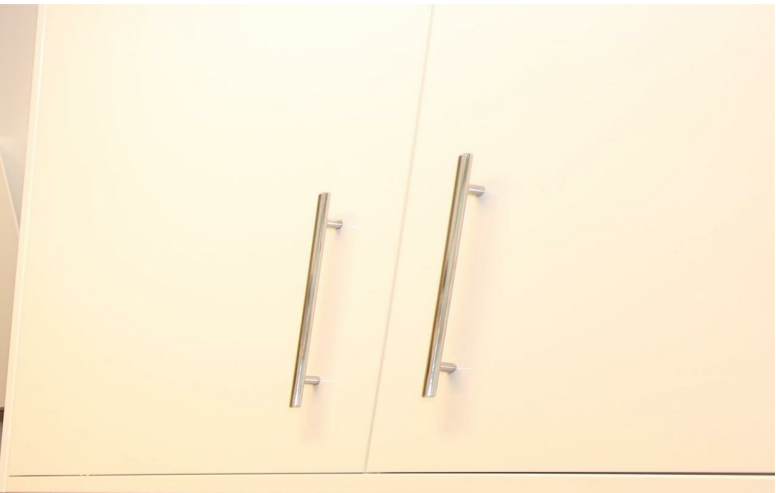
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

### 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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Northamptonshire  
NN10 6XX  
£255,000 Freehold**

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