



**23 Harborough Way, Rushden
Northamptonshire NN10 0LD
£243,000 Freehold**

PRICED TO SELL This modern family home is situated on the edge of a modern cul-de-sac and is offered to the market for sale with no onward chain. Boasting three double bedrooms, two bathrooms, lounge, kitchen/dining room and ground floor cloakroom/WC, whilst outside you will find an enclosed rear garden and a designated off road parking space. The property is presented in good order throughout and when it was constructed in 2017 the scope for a loft conversion was in mind, and with two velux roof windows and sensible access already in place, this would provide a great fourth bedroom (subject to any relevant planning permission). An early viewing is deemed essential to appreciate all that is on offer here.

- No Onward Chain - Priced to Sell
- All Local Amenities Within Walking Distance
- Three Good Size Bedrooms
- Energy Efficiency Rating - B81
- Viewing Advised
- Children's Pocket Park Close by
- Enclosed Rear Garden
- Edge of Cul-De-Sac Location
- Ideal Family Home, First time Purchase or Buy to Let
- Allocated Parking Space



Location

Harborough Way can be found off Harborough Road and links through to Pightles Terrace. 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 - B81

Certificate number - 5102-5026-6390-0555-0292

Accommodation

Ground Floor

Hall

Under stairs cupboard.

Ground Floor Cloakroom / WC

Kitchen / Dining Room 14'8" x 10'8" (4.47m x 3.24m)

Modern wall mounted gas fired Ideal boiler.

Fitted oven, hob and extractor hood. Space and plumbing for additional appliances.

Lounge 13'7" x 18'2" (4.13m x 5.53m)

Maximum measurement.

First Floor

Landing

Loft access via pull down loft ladder.

When constructed in 2017 the scope for a loft conversion was in mind, and with two velux roof windows and sensible access already in place, this would provide a great fourth bedroom (subject to any relevant planning permission).

Bedroom 1 11'1" x 10'6" (3.38m x 3.21m)

Minimum measurement, plus recess, plus door recess.

En-suite Shower Room / WC

Bedroom 2 8'10" x 18'2" (2.69m x 5.53m)

Maximum measurement.

Bedroom 3 11'1" x 7'4" (3.38m x 2.23m)

Maximum measurement.

Bathroom / WC

Outside

Front

Area of front garden.

Rear Garden

Fully enclosed. Rear gated access.

Allocated Parking Space

To the rear area of the property's rear garden, clearly labelled. Visitors spaces also.

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

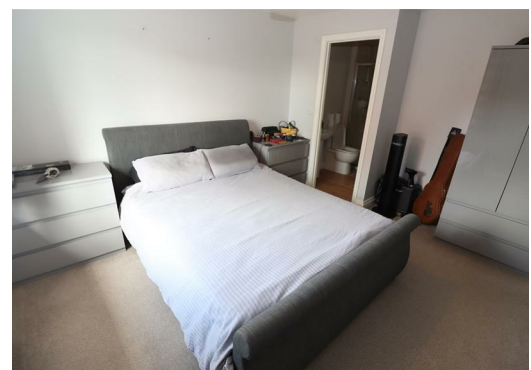
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

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

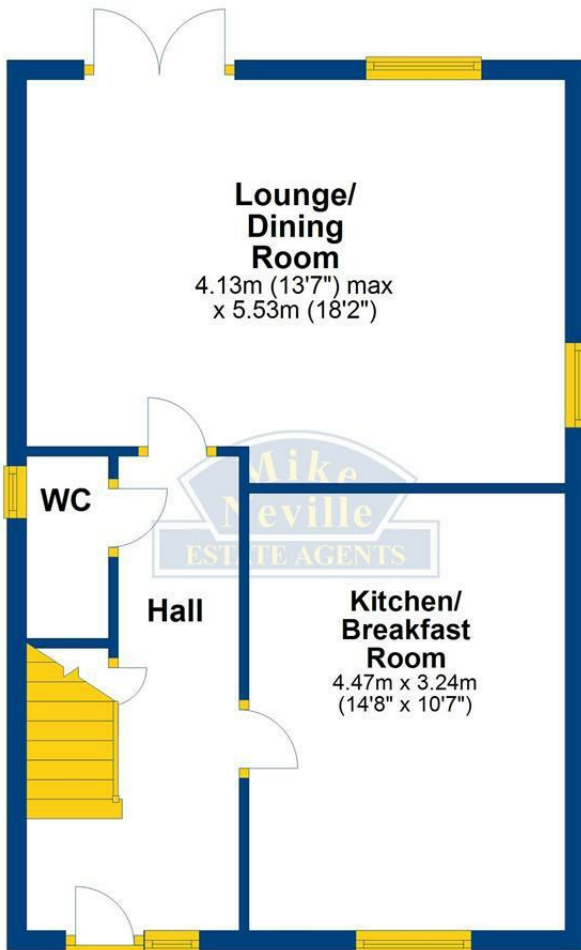
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make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





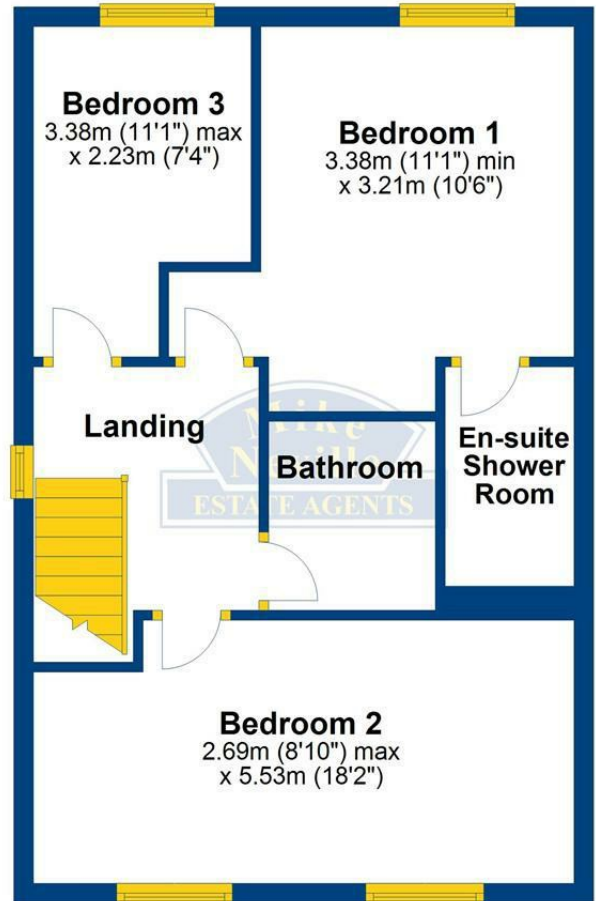
Ground Floor

Approx. 48.3 sq. metres (520.0 sq. feet)



First Floor

Approx. 48.5 sq. metres (521.7 sq. feet)



Total area: approx. 96.8 sq. metres (1041.7 sq. feet)