



**8 Larkhill, Rushden
Northamptonshire NN10 6BG
£365,000 Freehold**

We are delighted to offer for sale this very spacious, extended, detached family home, situated on the border of Rushden and Higham Ferrers. The property boasts over 1,320 sqft of adaptable accommodation, comprising four bedrooms and family bathroom to the first floor, with the ground floor offering a large lounge/dining room, separate family room, kitchen, study/bedroom 5 and wet room. Externally, you can find a good size rear garden and off road parking. The property is offered with no onward chain and an early viewing is advised to avoid disappointment.

- No Onward Chain
- Sought After Residential Location
- All Local Amenities Close By
- New Roof Installed 2024
- Four Bedrooms
- Covered Garage To Provide Study & Ground Floor Wet Room
- Adaptable Accommodation
- Good Size Rear Garden
- Off Road Parking
- Energy Efficiency Rating - D57



Location

Larkhill can be found off Northampton Road. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

E

Energy Rating

Energy Efficiency Rating - D57

Certificate number - 0118-4175-3002-0092-3306

Accommodation

Hall

Cloaks cupboard.

Family Room 10'11" x 12'10" (3.34m x 3.91m)

Minimum measurement, plus large door recess.

Lounge / Dining Room 12'1" x 22'6" (3.69m x 6.85m)

Maximum measurement. Open fire facility.

Kitchen 12'1" x 9'6" (3.69m x 2.90m)

Maximum measurement. Double electric oven. Electric hob. Extractor. Fridge. Freezer. Space and plumbing for washing machine.

Study / Bedroom 5 8'8" x 8'8" (2.64m x 2.64m)

Wet Room / WC 7'10" x 8'8" (2.40m x 2.64m)

Wall mounted Ideal gas fired boiler.

Landing

Airing cupboard housing hot water cylinder.

Bedroom 1 12'1" x 11'0" (3.68m x 3.36m)

Bedroom 2 12'1" x 8'6" (3.68m x 2.58m)

Maximum measurement.

Bedroom 3 7'4" x 8'9" (2.23m x 2.66m)

Plus eves storage.

Bedroom 4 9'1" x 6'8" (2.78m x 2.04m)

Bathroom / WC

Loft access.

Outside

Front

Area of front garden. Side gated access to rear.

Off Road Parking

For one vehicle.

Rear Garden

Fully enclosed with main patio area leading on to a main lawn area.

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.mikeneville.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).

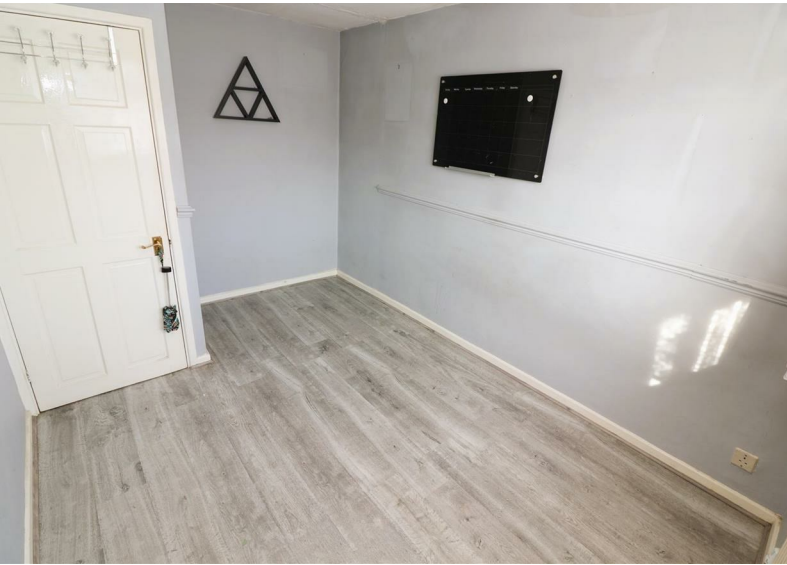
Floorplans

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.





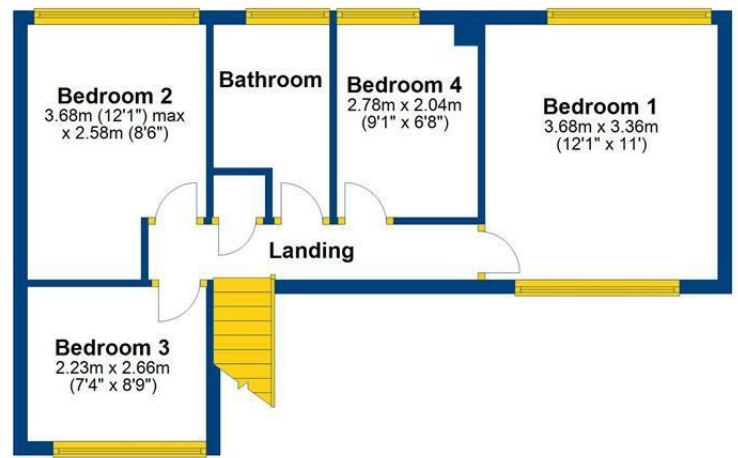
Ground Floor

Approx. 79.8 sq. metres (858.5 sq. feet)



First Floor

Approx. 42.9 sq. metres (461.7 sq. feet)



Total area: approx. 122.7 sq. metres (1320.3 sq. feet)



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