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**Mike  
Neville**  
ESTATE AGENTS



**8 Pine Close, Rushden  
Northamptonshire NN10 9HD**



**£165,000 Freehold**

We, the Sole Selling Agents, are delighted to offer for sale this very appealing, extended, semi detached bungalow in a rarely available cul-de-sac location just off Lodge Road.

This Underwood constructed bungalow benefits from two double bedrooms, extended lounge, separate dining room, kitchen addition and bathroom/w.c. Externally, one will find front and rear gardens, tandem carport and garage.

The property further benefits from PVC double glazing and gas radiator central heating.

An early viewing is certainly advised.

#### Location

Situated off Lodge Road, in between Cedar Close and Poplar Close, with Lodge Road itself situated between Abbey Way and Grangeway. The property can be found as identified by our for sale board. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

#### Council Tax Band

C

#### Energy Rating

D

#### Accommodation

##### Hall

Lounge 11'1" x 10'11" plus 7'8" x 10'8" (3.40m x 3.35m plus 2.35m x 3.26m)



Dining Room 7'10" x 12'2" (2.38m x 3.71m)



Kitchen 7'1" x 12'2" (2.16m x 3.71m)



Bedroom 1 13'0" x 11'0" (3.97m x 3.35m)

Maximum measurement including built in wardrobes



Bedroom 2 8'11" x 9'1" (2.73m x 2.78m)

Maximum measurement

#### Bathroom/W.C

##### Additional Information

Hot water cylinder situated in airing cupboard in bathroom.  
Wall mounted gas fired boiler situated in cupboard in hallway.  
Loft access in hallway.  
PVC double glazing  
Gas radiator central heating.  
No upward chain.

#### Outside

##### Front

Driveway approach providing off road parking with pleasant area of front garden.

##### Tandem Carport

Leading to garage.

##### Garage

Up and over door to front.

##### Rear Garden

Fully enclosed and completely private with hedgerow, many shrubs, etc. The garden is of low maintenance.



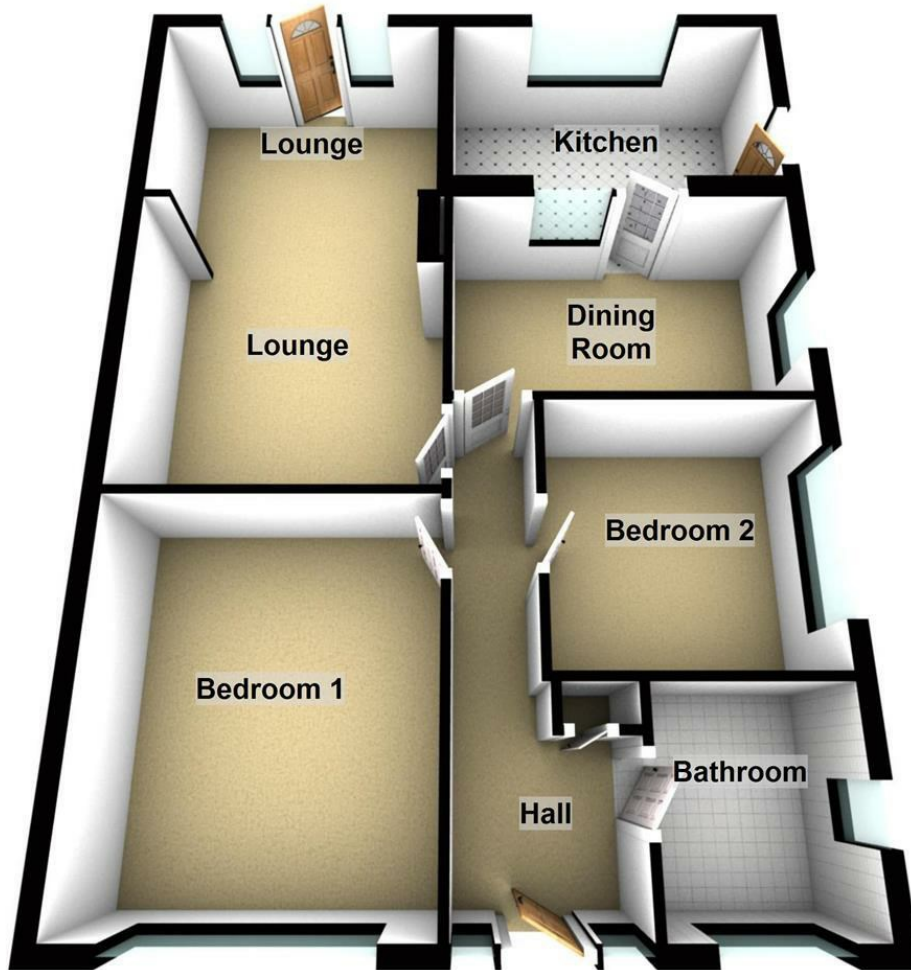
#### Disclaimer

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## Ground Floor

Approx. 70.8 sq. metres (762.1 sq. feet)



Total area: approx. 70.8 sq. metres (762.1 sq. feet)

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