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**57 Springfield Road, Rushden  
Northamptonshire NN10 0QT**



**£230,000 Freehold**



For sale with NO ONWARD CHAIN is this sought after detached family home situated on the SOUTH SIDE of the town, with Bedford Station some 13/14 miles south. Opposite an open park area and BENEFITING from a detached garage, off road parking for 2 vehicles and a generous rear garden. Viewing advised.

### Location

Situated close to where Springfield Road meets Goulsbra Road, close to the turning opposite into Ascot Road, as identified by our for sale board. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

### Council Tax Band

D

### Energy Rating

C

### Accommodation

#### Ground Floor

Hall

W.C

Lounge 12'2" x 15'0" (3.70m x 4.56m)

Maximum



Dining Room 10'9" x 8'10" (3.27m x 2.69m)



Kitchen 11'11" x 9'4" (3.63m x 2.84m)

Maximum



#### First Floor

Bedroom 1 11'9" x 9'1" (3.58m x 2.77m)

Plus door recess plus built in wardrobes



#### En-suite Shower Room

Bedroom 2 9'4" x 12'4" (2.85m x 3.77m)

Maximum plus built in wardrobes



Bedroom 3 6'11" x 6'10" (2.12m x 2.09m)

Minimum plus door recess

#### Bathroom

#### Landing

#### Additional Information

Wall mounted gas fired boiler situated in kitchen.  
Megaflow hot water cylinder situated in airing cupboard on landing.  
Loft access in bedroom 3.  
Alarm System

#### Outside

#### Front

Area of front garden. Driveway approach providing off road parking for at least two vehicles, leading to garage. Side gated access.

#### Garage

Detached from the property. Up and over door to front. Power and light connected. Roof storage.

#### Rear Garden

Side gated access through from driveway. A good size enclosed rear garden with patio leading onto lawn. The garden being of a good overall size.



#### Disclaimer

AGENTS NOTE - ALL MEASUREMENTS ARE APPROXIMATE. ANY APPLIANCES MENTIONED HAVE NOT BEEN TESTED BY OURSELVES. MONEY LAUNDERING REGULATIONS 2007 – We are required to show due diligence in obtaining proof of identity on or before the date the purchaser's offer is accepted by the vendor (seller). Floor plans are for identification purposes only and not to scale. Measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase. 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.

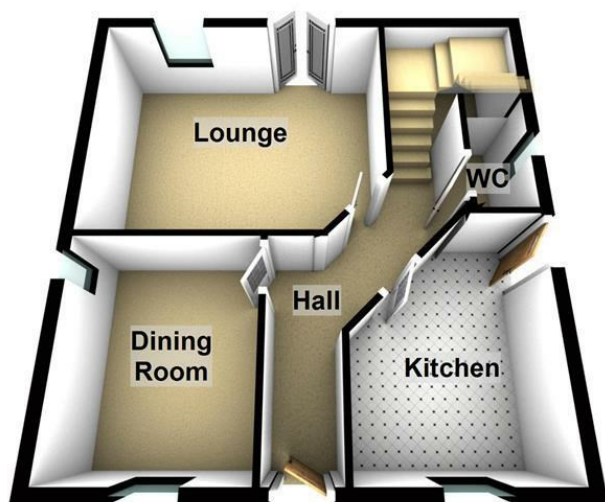






### Ground Floor

Approx. 47.8 sq. metres (514.4 sq. feet)



### First Floor

Approx. 47.8 sq. metres (514.1 sq. feet)



Total area: approx. 95.6 sq. metres (1028.5 sq. feet)

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