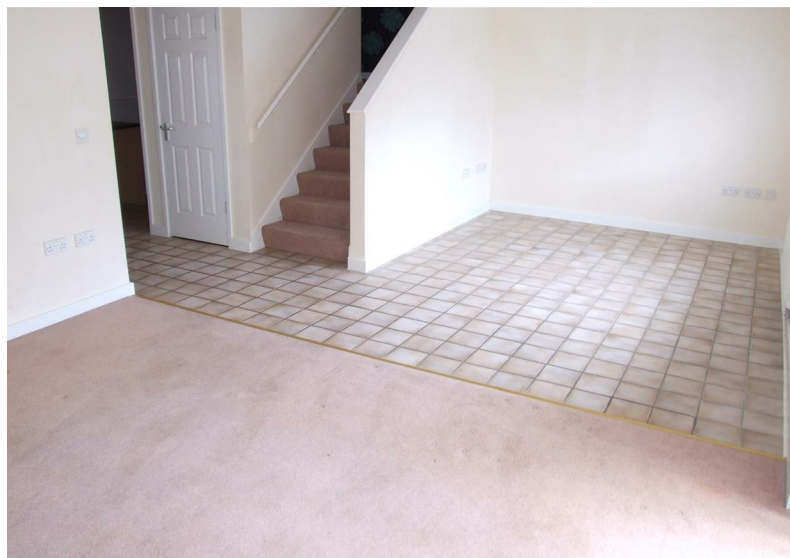
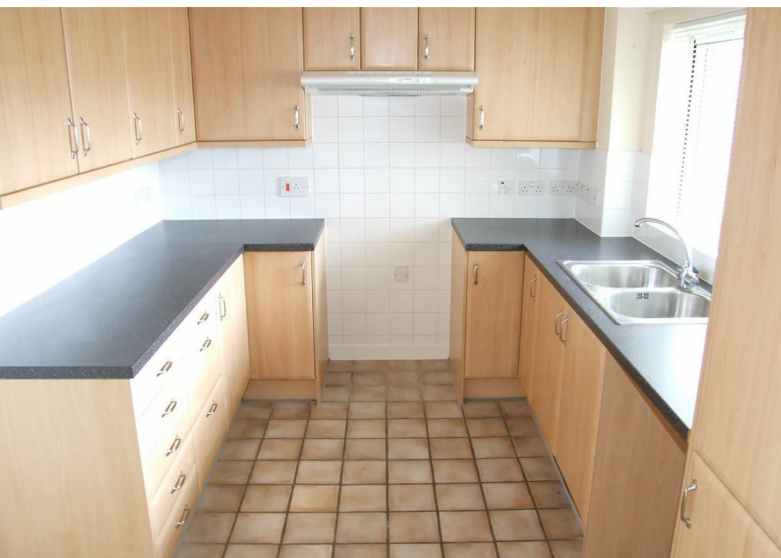


Neville House, 67 Wellingborough Road,  
Rushden, Northamptonshire, NN10 9YG  
T: 01933 316316  
E: sales@mike-neville.co.uk  
www.mike-neville.co.uk



**12 The Crescent, Caldecott  
Northamptonshire NN9 6AU**



**£174,995 Freehold**

An opportunity to purchase an EXTREMELY SPACIOUS modernised home on this regenerated development in rural east Northamptonshire, on the North Bedfordshire/West Cambridgeshire borders. VIEWING ADVISED. Offered for sale with no onward chain.

- Large master bedroom with fitted wardrobe
- Small third bedroom/study/nursery/dressing room
- Extremely large lounge/dining room
- Ground floor cloakroom/w.c
- Enclosed garden with shed. Outside bin store
- Second large double bedroom with fitted wardrobe
- Bathroom/w.c
- Kitchen plus utility room
- PVC double glazing & gas radiator central heating
- Designated off road parking

### Introduction

Mike Neville Estate Agents are delighted to offer for sale this very spacious home, situated in a sought after, unique development. Only upon viewing will one fully appreciate the development and the extremely spacious nature of the property and this can be done by contacting ourselves the Sole Selling Agents on 01933 316316.

### Location

Caldecott is situated between Yeldon, Newton Bromswold and Chelveston. If travelling from Higham Ferrers, off the A6, turn into Kimbolton Road, Higham Ferrers, then continue into Chelveston Road and then into Higham Road, Chelveston (the B645), then turn off into Caldecott Road. Along here you will find the development, on the left-hand side. There are two entrances to the development and the property can be found as identified by our for sale board.

### Council Tax Band

B

### Energy Rating

E

### NB:

The property has been tenanted since 21/8/15 at £695 per calendar month on a six month assured short hold tenancy agreement. The tenants, still in residence, would be more than happy to stay on as tenants, if a buy to let investor were interested in purchasing the property.

### Accommodation

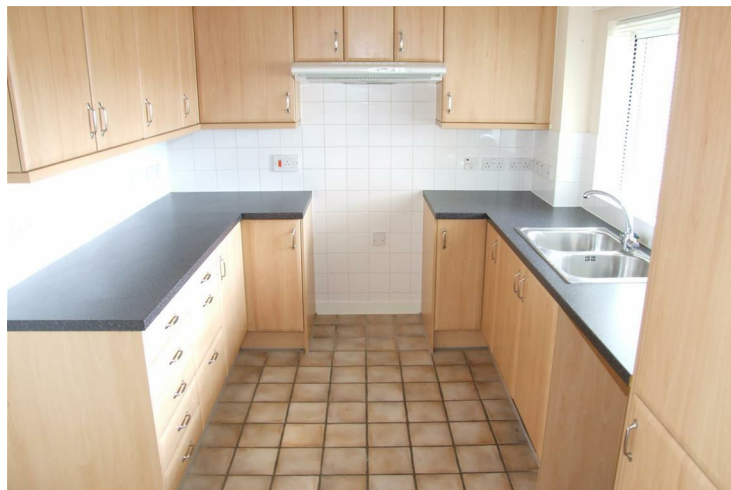
#### Ground Floor

#### Entrance Hall

#### Ground Floor Cloakroom/w.c

#### Utility Room 5'7" x 7'3" (1.69m x 2.20m)

#### Kitchen 8'11" x 10'5" (2.71m x 3.17m)



#### Lounge/Dining Room 13'7" x 23'11" (4.14m x 7.29m)

Maximum including stairs



#### Outside Storage

#### Boiler Cupboard

Shared with number 10.

#### First Floor

#### Bedroom 1 14'1" x 11'3" (4.29m x 3.43m)

Maximum measurement plus built in wardrobe



#### Bedroom 2 9'11" x 12'4" (3.02m x 3.75m)

Maximum plus built in wardrobe



#### Study/Nursery/Dressing Room 5'9" x 7'6" (1.75m x 2.29m)

#### Bathroom/w.c

#### Landing

Loft access.

#### Additional Benefits

PVC double glazing

Gas radiator central heating

The property is neutral both in terms of, floor coverings, bathroom and kitchen suites, etc.

#### Outside

#### Front

Area of front garden

#### Allocated Off Road Parking

For two vehicles, clearly marked as number 12.

#### Additional Visitors Spaces

#### Enclosed Rear Garden

Rear gated access and shed. The property backs on to a designated green area.

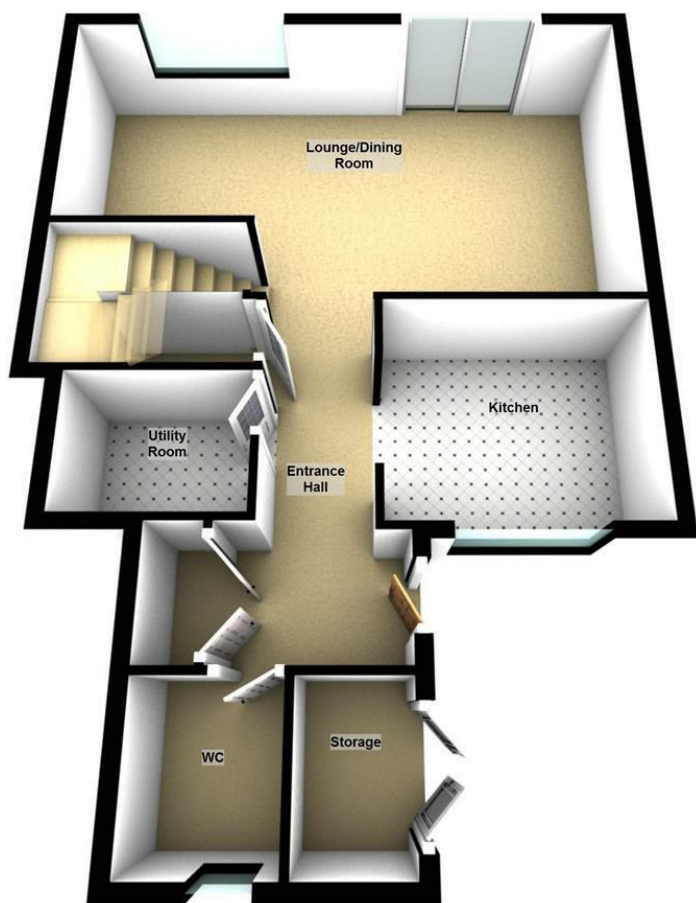


#### Disclaimer

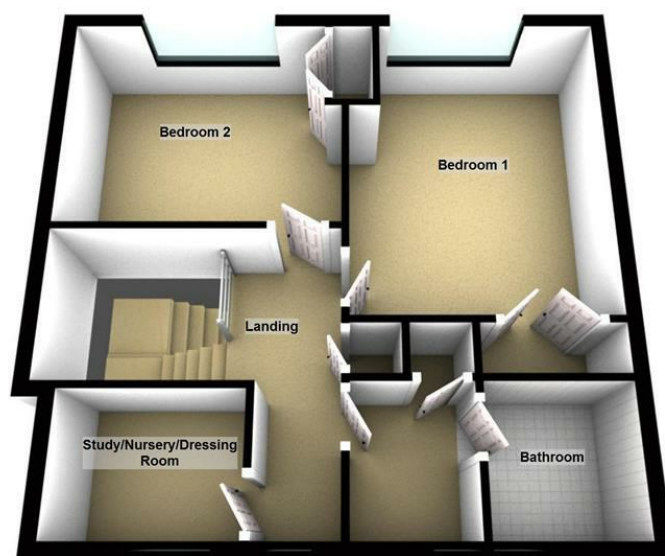
AGENTS NOTE - ALL MEASUREMENTS ARE APPROXIMATE. ANY APPLIANCES MENTIONED HAVE NOT BEEN TESTED BY OURSELVES. MONEY LAUNDERING REGULATIONS 2007 – We are required to show due diligence in obtaining proof of identity on or before the date the purchaser's offer is accepted by the vendor (seller). Floor plans 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. 59.9 sq. metres (644.8 sq. feet)



**First Floor**  
Approx. 50.0 sq. metres (538.1 sq. feet)



Total area: approx. 109.9 sq. metres (1182.9 sq. feet)

*Sales and Lettings Offices*

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01234 327455    01462 438979

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