

A three-story red brick house with a gabled roof and a prominent bay window on the ground floor. The house features white window frames and a decorative gable end with vertical panels. A large chimney is visible on the left side. The sky is blue with light clouds.

**Mike  
Neville**  
ESTATE AGENTS

**42 Newton Road, Rushden,  
Northamptonshire, NN10 0HD**

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**£349,995 Freehold**

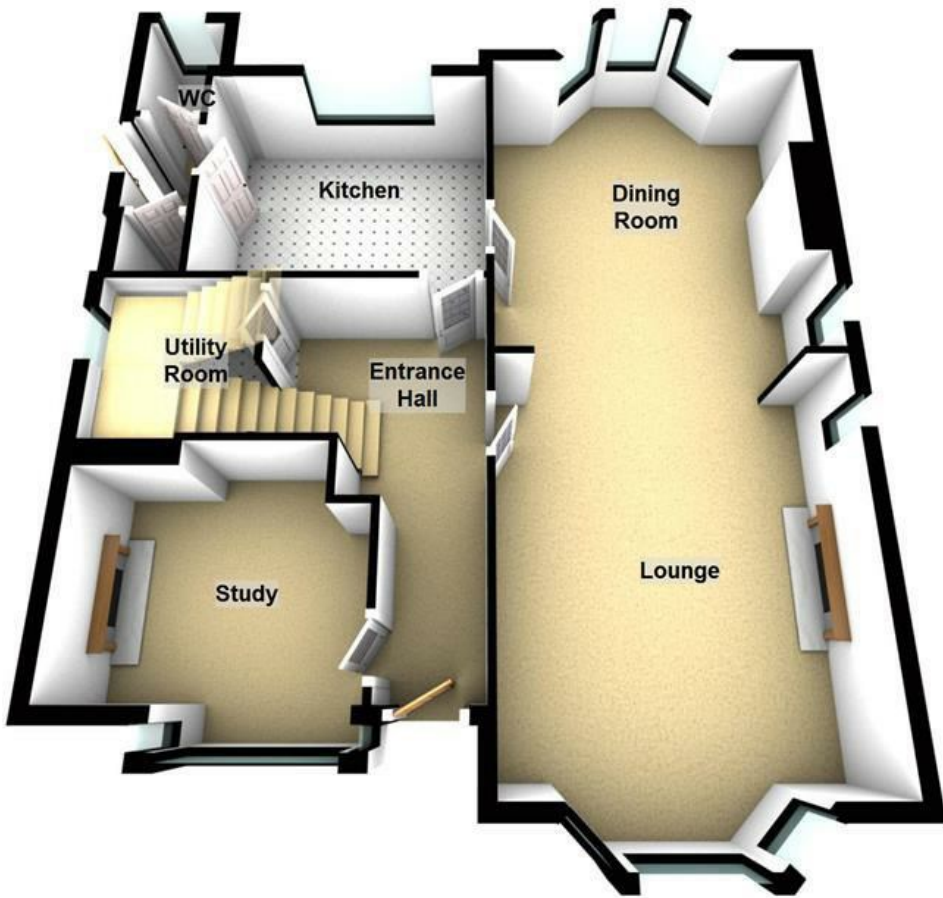


This superb, recently renovated detached character house is offered with no upward chain & boasts spacious accommodation to the ground & first floors. The three reception areas compliment the character kitchen & utility room. Externally the property has driveway parking & a pleasant rear garden.

- Stylishly presented character detached house
- Refurbished to an excellent standard throughout
  - Four sizable bedrooms
  - Superb, spacious lounge/dining room
    - Separate study
  - Kitchen & separate utility room
    - Ground floor cloakroom/w.c
  - Driveway parking
- Very close walking distance to the town centre & local amenities

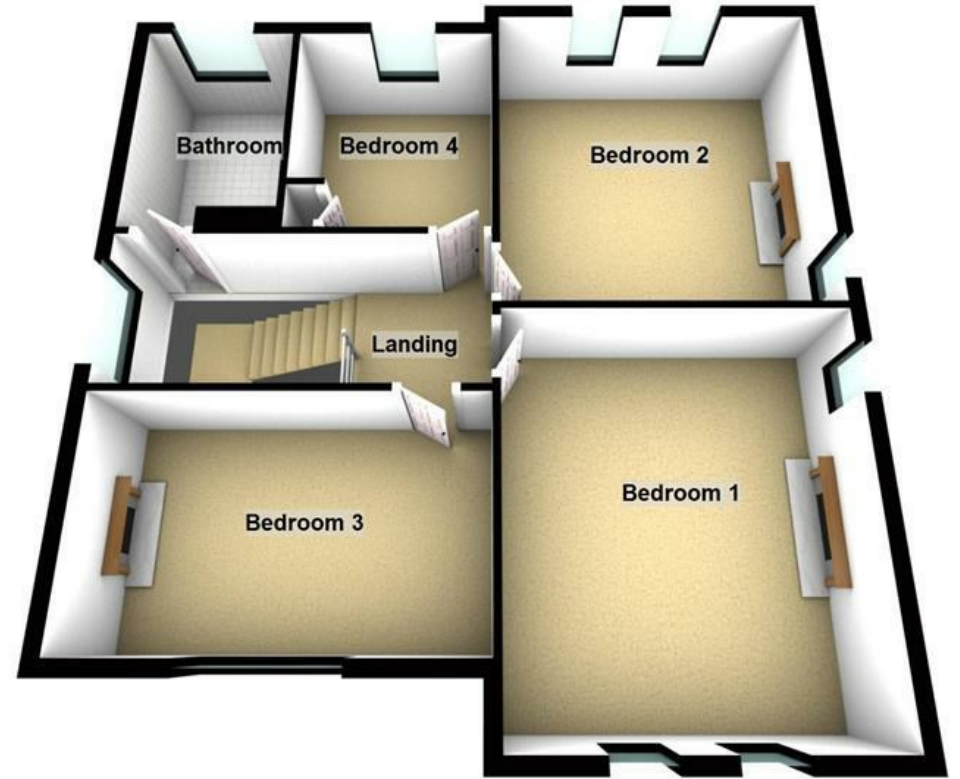
### Ground Floor

Approx. 81.4 sq. metres (876.2 sq. feet)



### First Floor

Approx. 79.4 sq. metres (855.1 sq. feet)



Total area: approx. 160.8 sq. metres (1731.3 sq. feet)

## Location

Located within walking distance of the town centre, this delightful property is in a slightly elevated position & is situated between the turnings in to Dell Place & Grove Road, Rushden.

## Council Tax Band

C

## Energy Rating

F

## Accommodation

### Ground Floor

#### Entrance Hall

#### Study 8'6" x 11'3" (2.60m x 3.44m)

Maximum measurement, plus recess, plus box bay window to front

#### Lounge 16'2" x 13'11" (4.92m x 4.24m)

Plus bay window to front

#### Dining Room 14'4" x 13'11" (4.36m x 4.24m)

Plus bay window to rear

#### Kitchen 10'0" x 12'3" (3.05m x 3.74m)

Maximum measurement

#### Utility Room 6'8" x 6'5" (2.04m x 1.95m)

Minimum measurement

#### Rear Hall

With access to a storage cupboard, the ground floor cloakroom/wc & an external door through to the the rear garden.

## W.C

### First Floor

#### Landing

#### Bedroom 1 16'2" x 13'11" (4.94m x 4.24m)

#### Bedroom 2 14'4" x 13'11" (4.37m x 4.24m)

#### Bedroom 3 9'8" x 15'7" (2.95m x 4.74m)

#### Bedroom 4 10'0" x 8'8" (3.05m x 2.65m)

Maximum measurement

#### Bathroom/W.C 10'0" x 6'6" (3.05m x 1.99m)

Maximum measurement

## Additional Information

Character features to include:

Sash & character windows throughout

Feature ceilings roses

Ornate coving

Bay windows to the lounge & dining rooms

Feature open fireplace to the lounge

Fireplace to bedroom one

Superb stained glass window to the landing

## Further Information

Gas radiator central heating via floor mounted boiler in kitchen

Airing cupboard within bedroom four

Plumbing within utility for a washing machine

Roll top bath

## Disclaimer

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the best thing about  
Memories  
is making them  
♥













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