

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



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



**£295,000 Freehold**

One of only four very large semi detached houses situated on this sought after development in a delightful rural setting, with this property now released to the open market for sale. With much interest envisaged, an immediate viewing is without question highly recommended.

- Four double bedrooms
- Family bathroom/w.c
- Kitchen/breakfast room
- Ground floor cloakroom/w.c
- Enclosed rear garden
- En-suite to master bedroom
- 'L' shaped lounge/dining room
- Utility room
- PVC double glazing & gas radiator central heating
- Driveway parking

### 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. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

### Council Tax Band

C

### Energy Rating

E

### Accommodation

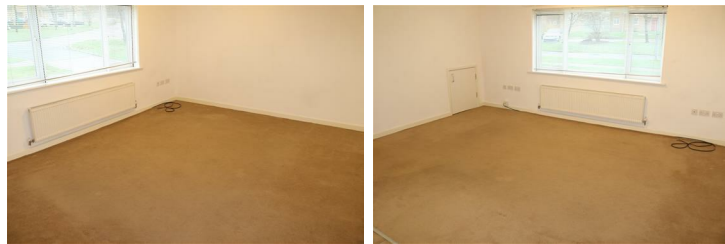
#### Ground Floor

#### Hall

#### Ground Floor Cloakroom/W.C

#### Lounge 16'5" x 12'5" (5.01m x 3.81m)

Plus understairs cupboard, opening into Dining Area



#### Dining Area 10'4" x 9'9" (3.15m x 2.99m)

#### Kitchen/Breakfast Room 13'6" x 10'0" (4.12m x 3.05m)

Plus Breakfast Area - 3.24m (10'7") x 2.97m (9'8")



#### Utility Room 7'11" x 9'1" (2.42m x 2.76m)

#### First Floor

#### Landing

#### Bedroom 1 11'8" x 12'6" (3.56m x 3.82m)

Plus built in wardrobes



#### En-suite Shower Room/W.C

#### Bedroom 2 13'10" x 9'6" (4.23m x 2.91m)

Maximum, plus built in wardrobes



#### Bedroom 3 11'4" x 8'10" (3.46m x 2.68m)

Maximum, plus built in wardrobes

#### Bedroom 4 11'3" x 9'9" (3.44m x 2.98m)

Maximum measurement

#### Bathroom/W.C



#### Additional Benefits

PVC double glazing.

Gas radiator central heating.

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

Externally, the property has an enclosed rear garden with field views.

Off road parking is provided to the side of the property, via a good size driveway.

#### Outside

##### Front

Area of front garden.

##### Rear Garden

An enclosed rear garden with rear canopy/lean-to. Rear gated access. Side gated access from driveway. Boiler cupboard. Store/workshop.



#### 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.



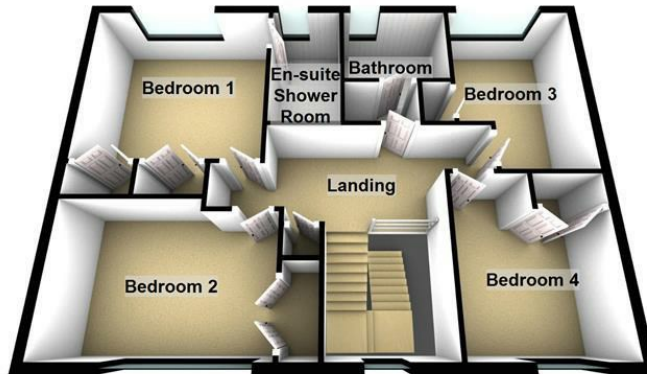
### Ground Floor

Approx. 78.6 sq. metres (846.4 sq. feet)



### First Floor

Approx. 76.9 sq. metres (827.9 sq. feet)



Total area: approx. 155.5 sq. metres (1674.3 sq. feet)

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sales@mike-neville.co.uk

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