

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



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



£295,000 Freehold

With rear field views comes this very large semi detached house, situated in a delightful rural setting, with this property offered for sale with no onward chain. 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

Loft access.

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

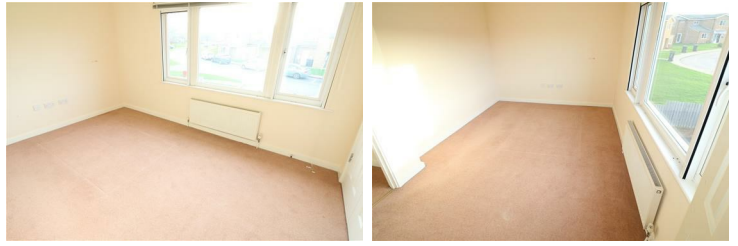
Plus built in wardrobes



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.



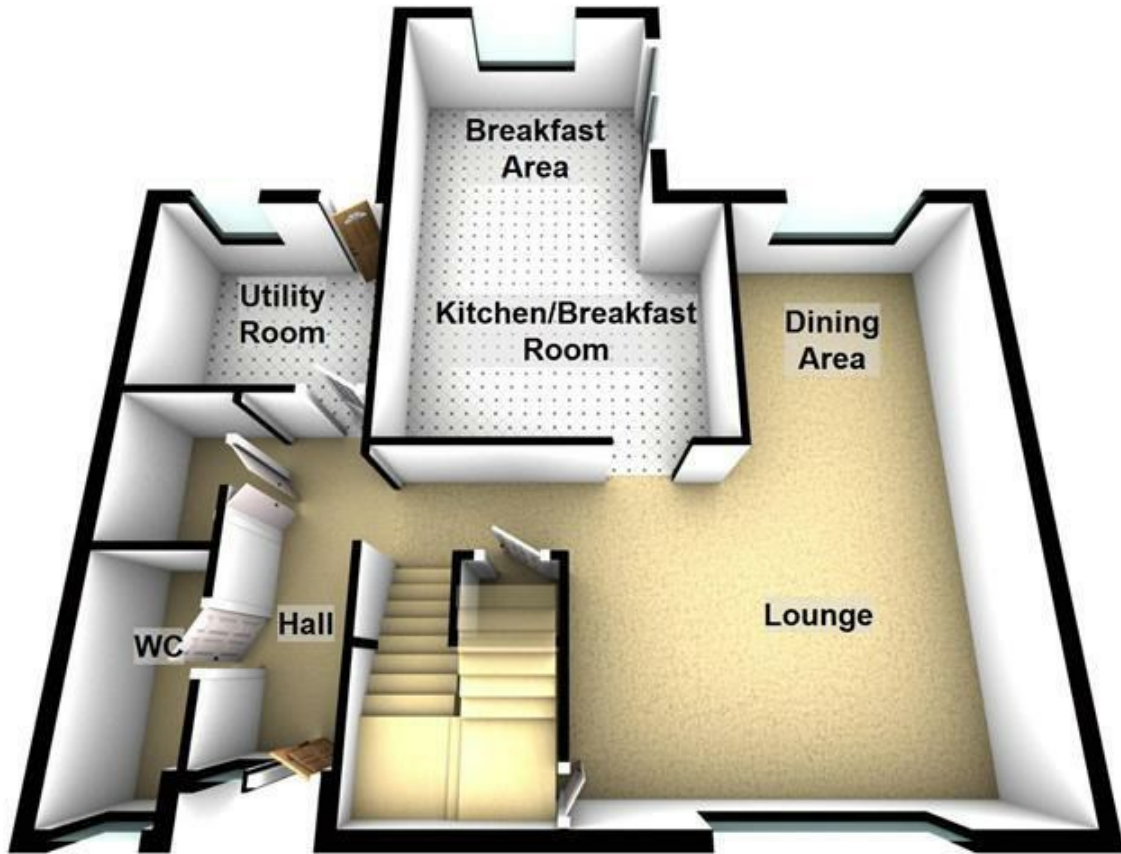
Disclaimer

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.



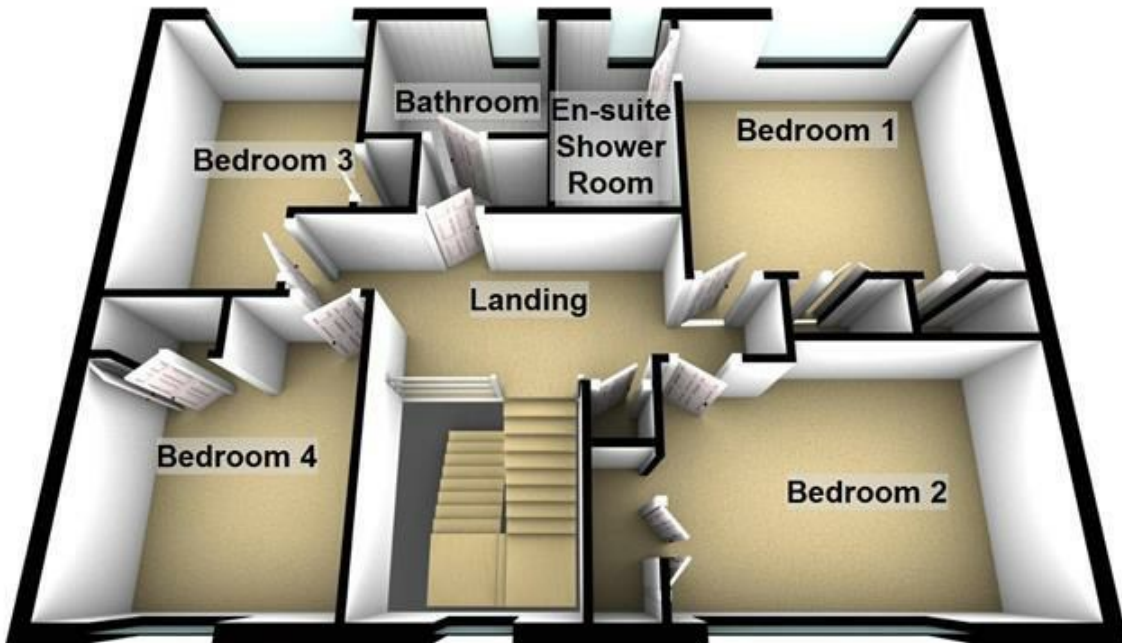
Ground Floor

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)

Sales and Lettings Offices

RUSHDEN WOBURN
01933 316316 01525 290393

BEDFORD HITCHIN
01234 327455 01462 438979

Auction Rooms

WOBURN 01525 290393
BANBURY 01295 817777



Rushden's Longest Serving Estate Agency



Neville House, 67 Wellingborough Road,
Rushden, Northamptonshire NN10 9YG
01933 316316

sales@mike-neville.co.uk

Open 7 Days a Week

www.mike-neville.co.uk

Registered in England 4144174