

**Mike
Neville**
ESTATE AGENTS



23 Kensington Close, Rushden, Northamptonshire, NN10 6RR

£349,995 Freehold



We, the sole selling agents are favoured with the instructions to market for sale this rarely available executive detached family home situated in this must see, quiet cul-de-sac position just off the Wellingborough Road. Occupying a large plot incorporating a detached double garage, parking for multiple vehicles and a generous rear garden. An immediate viewing is very highly recommended to avoid disappointment.

- Five bedrooms (four doubles and one single)
- En-suite shower room/w.c to master bedroom
 - Family bathroom/w.c
 - Landing
 - Hall
- Living room, opening through to kitchen/breakfast room
 - Sitting room
 - Study/gym
 - Utility room
- Ground floor cloakroom/w.c
- All main services connected



Ground Floor

Approx. 76.8 sq. metres (826.5 sq. feet)



First Floor

Approx. 78.5 sq. metres (845.3 sq. feet)



Total area: approx. 155.3 sq. metres (1671.9 sq. feet)

Location

Kensington Close is a must see, quiet, cul-de-sac location, just off the Wellingborough Road. On turning off the Wellingborough Road into Kensington Close follow the cul-de-sac to the end, turning left, with the property being found in this part of the cul-de-sac on the right-hand side. Viewings should be made strictly via ourselves the Sole Selling Agents.

In our experienced opinion the location must be viewed to be fully appreciated.

The location is a very convenient one, with access directly onto the A6, A45 and in turn leading to M1, A14, etc. Stations are at nearby Wellingborough and Bedford and the new 'Rushden Lakes' development, under construction at this time, is close by, which will be a very good addition to the local area, with retail park, restaurants, sports lake, etc.

Council Tax Band

F

Energy Rating

To be advised.

Additional Information

The living room has a woodburner, which is included within the sale.

Kitchen/breakfast room has fitted appliances by way of fridge. Freezer. Dishwasher. Large leisure cooker with extractor hood over. All included within sale.

The property was constructed approximately 30 years ago.

Loft ladder access via landing leading to very large loft space, being half boarded and suitable for conversion, if so required (subject to Planning Permission, Consents, etc).

Airing cupboard on landing housing hot water cylinder.

Four - five year old gas fired boiler situated in kitchen.

Woodgrain PVC double glazed windows and external doors throughout, majority of which were installed this year.

The double garage has power and light connected, roof storage and double electric up and over door to front, with side personal door also.

Accommodation

Ground Floor

Entrance Hall

Ground Floor Cloakroom/w.c

Sitting Room 9'11" x 11'9" (3.01m x 3.59m)

Plus bay window

Study / Gym

Plus door recess

Living Room 13'1" x 17'3" (3.99m x 5.25m)

Kitchen/Breakfast Room 10'4" x 11'9" (3.14m x 3.59m)

Plus pantry

Utility Room 6'4" x 8'8" (1.94m x 2.65m)

First Floor

Landing

Bedroom 1 14'6" x 11'2" (4.42m x 3.41m)

Plus large door recess, plus walk in bay window

En-suite Shower Room/w.c

Bedroom 2 12'10" x 10'8" (3.91m x 3.24m)

Bedroom 3 9'6" x 10'7" (2.90m x 3.22m)

Bedroom 4 9'10" x 10'6" (3.00m x 3.21m)

Plus door recess

Bedroom 5 9'6" x 7'10" (2.90m x 2.38m)

Plus door recess

Bathroom/w.c

Outside

Front

Area of front garden with side gated access through to rear garden. Very large block paved driveway approach providing off road parking for multiple vehicles, leading to double garage.

Double Garage 18'3" x 18'1" (5.56m x 5.51m)

Detached from the property. Double electric up and over door to front. Power and light connected. Roof storage. Woodgrain PVC double glazed personal door to side, to rear garden.

Rear Garden

A large rear garden with main patio/terrace area, leading onto main lawn area, with additional seating area/storage area to the rear of the garage. The rear garden provides privacy.

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.















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