

**Mike
Neville**
ESTATE AGENTS



69 Manor Road, Rushden, Northamptonshire, NN10 9EX

£275,000 Freehold

No Chain - A massively extended 'Underwood' built 4/5 bedroom semi detached home situated in one of Rushden's most popular residential locations – without question this home must be viewed to appreciate the overall space now provided, with the property boasting approaching 1,726.9 sq.ft. (160.4 sq.m) living accommodation (including that of the garage).

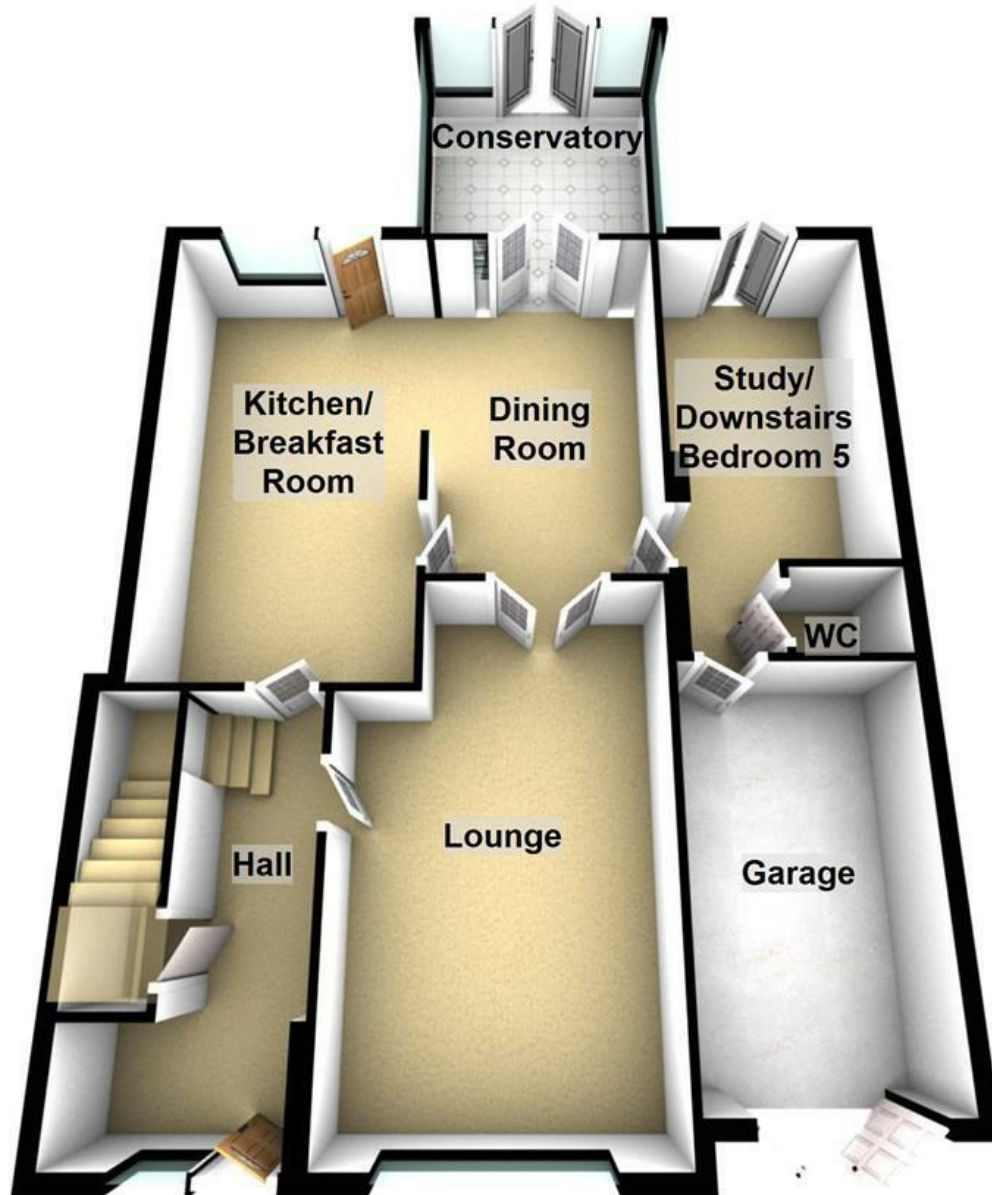
Comprising:

- Four main first floor bedrooms
- Family bathroom/w.c
- Family shower room/w.c
- Spacious landing
- Entrance hall
- Ground floor cloakroom/w.c
- Good size lounge with multi fuel burner
- Fantastic kitchen/breakfast room
- Dining room
- Conservatory
- Study/ground floor bedroom five
- Full gas radiator central heating
- Full PVC double glazing
- Garage
- Good size enclosed rear garden
- All main services connected



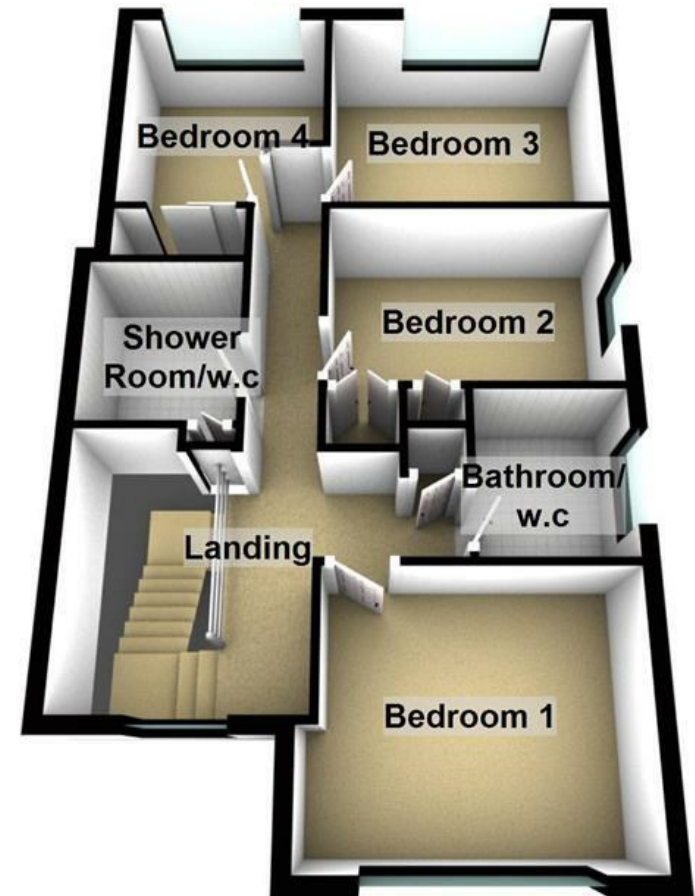
Ground Floor

Approx. 101.1 sq. metres (1088.6 sq. feet)



First Floor

Approx. 59.3 sq. metres (638.3 sq. feet)



Total area: approx. 160.4 sq. metres (1726.9 sq. feet)

Location

Manor Road is a continuation of Hall Avenue, which is a continuation of St Mary's Avenue. The property can be found at the top end of Manor Road, near to the turning into Grangeway, 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

D

Accommodation

Ground Floor

Reception Hall

PVC double glazed feature leaded entrance door and side panel to front. Radiator. Cloaks cupboard. Coving. Telephone point. Power points. Dado rail. Wall light point. Doors to kitchen/breakfast room and lounge. Stairs rising to first floor.

Lounge 19'4" x 12'0" (5.89m x 3.67m)

Maximum measurement.

Radiator. Feature fireplace with multi fuel burner. T.V point. Coving. Power points. PVC double glazed leaded window to front. Double door width opening to dining room.

Dining Room 14'10" x 9'0" (4.52m x 2.74m)

Maximum measurement.

Radiator. Coving. Power points. Double doors to rear, to conservatory. Doors to family room/ground floor bedroom five, kitchen/breakfast room and double door opening to lounge.

Kitchen/Breakfast Room 18'11" x 10'3" (5.78m x 3.13m)

Extensively fitted kitchen comprising an array of base and wall units. Drawers. Worktops. Tiled surrounds. Enamel sink unit. Plumbing for washing machine. and dishwasher. Flagstone flooring. Coving. Power points. PVC double glazed window to rear. PVC double glazed door to rear, to rear garden. Door to dining room. (Freestanding appliances to comprise large fridge freezer, dishwasher, washing machine and large cooker can be included within sale, subject to a suitable sale price being achieved/additional negotiation.)

Conservatory 11'3" x 10'2" (3.43m x 3.11m)

Of brick and PVC double glazed construction. Tiled flooring. Radiator. Power points. Wall light points. Double doors to rear, to rear garden.

Study/Downstairs Bedroom 5 14'2" x 8'3" (4.34m x 2.54m)

Maximum, Plus door recess.

Radiator. Loft access. Door from dining room. Personal door to garage. Power points. PVC double glazed double doors, to rear garden. Door to ground floor cloakroom/w.c. (This room is currently used as a family room, but could be used, if so required, as a ground floor bedroom five, incorporating the ground floor cloakroom/w.c.)

Ground Floor Cloakroom/w.c

Situated off the family room/ground floor bedroom five. Low flush w.c. Hand basin. Tiled surrounds. Tiled flooring. Extractor. Radiator.

First Floor

Bedroom 1 10'0" x 11'3" (3.04m x 3.42m)

Maximum measurement, plus recess.

Radiator. Telephone point. T.V point. Coving. Dado rail. Power points. PVC double glazed leaded window to front.

Bedroom 2 7'5" x 11'1" (2.27m x 3.39m)

Plus built in wardrobes.

Radiator. Coving. T.V point. Power points. PVC double glazed window to side.

Bedroom 3 9'0" x 11'1" (2.75m x 3.39m)

Radiator. T.V point. Power points. Coving. PVC double glazed window to rear.

Bedroom 4 9'0" x 8'2" (2.75m x 2.51m)

Maximum measurement, plus built in wardrobe.

Radiator. T.V point. Power points. Coving. PVC double glazed window to rear.

Bathroom/w.c

White suite comprising panelled bath with shower over. Hand basin. Low flush w.c. Fully tiled surrounds. Tiled flooring. Extractor fan. Heated towel radiator. PVC double glazed window to side.

Shower Room/w.c

Corner shower cubicle being tiled with shower. Hand basin. Low flush w.c. Fully tiled surrounds. Tiled flooring. Extractor. Heated towel radiator.

Landing

A spacious landing with doors to all first floor rooms. Loft access. Coving. Dado rail. Storage cupboard. Power points. PVC double glazed leaded window to front.

Outside

Front

Block paved driveway/forecourt providing off road parking for three/four vehicles, with retaining wall. The driveway/forecourt leads to front of property and the garage.

Garage 14'8" x 8'6" (4.49m x 2.61m)

Double doors to front. Personal door to family room/ground floor bedroom five. Power and light connected. Roof storage. Wall mounted 'Vaillant' boiler for central heating and hot water.

Rear Garden

Main decking area leading onto patio area. Main lawn area. The garden is well established and is fully enclosed.

Disclaimer

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Mike Neville

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