

**Mike  
Neville**  
**ESTATE AGENTS**



**8 Champion Close, Rushden, Northamptonshire, NN10 0UJ**

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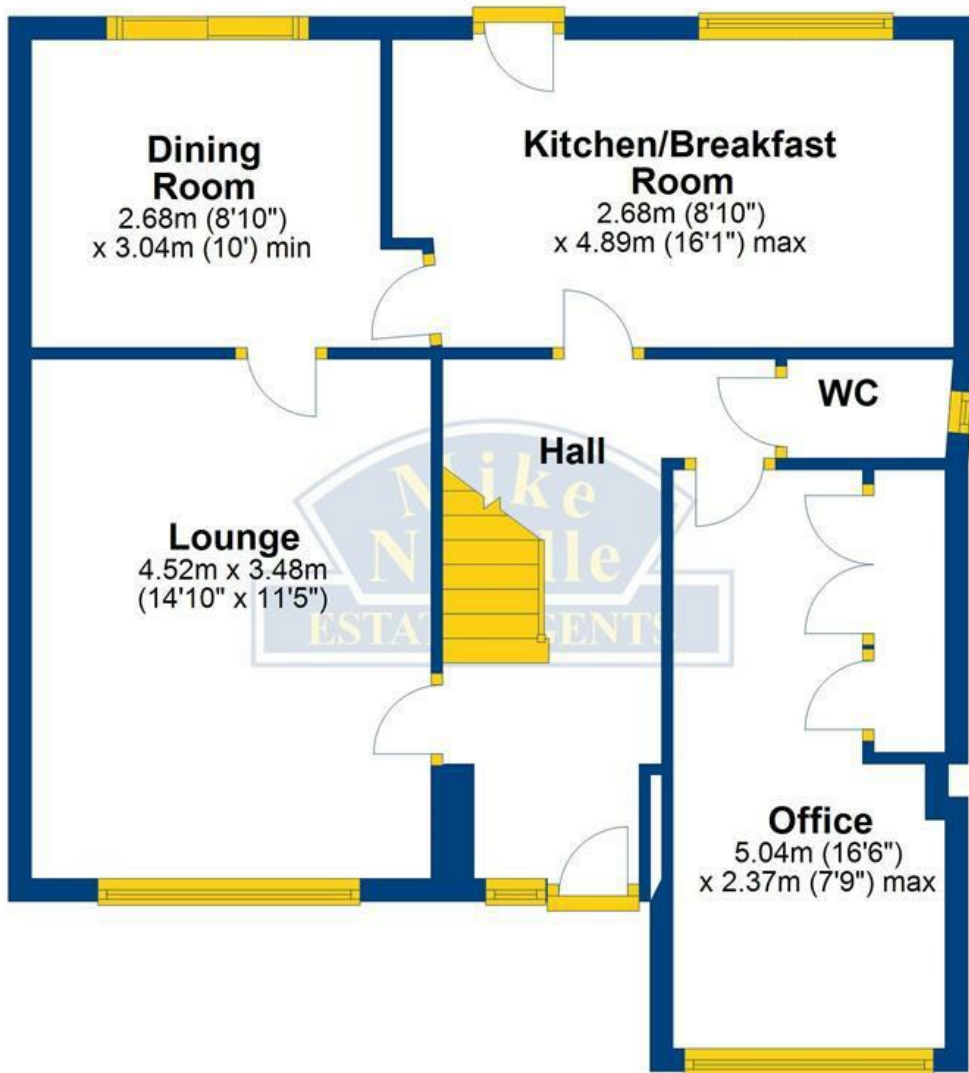
**£371,750 Freehold**

Offered for sale with no onward chain is this delightful modern detached family home, situated in a sought after cul-de-sac location on the South side of Rushden. The property has been modernised in more recent years, meaning this is a home that can be comfortably moved straight in to. Internally, the property boasts four sensibly sized bedrooms with an enlarged en-suite to the master bedroom, a family bathroom, kitchen/breakfast room with utility area, dining room, generous lounge, ground floor cloakroom/WC and converted garage to provide a large home office with utility cupboard. Externally, the property boasts off road parking for several vehicles and a beautiful, fully enclosed rear garden. Please contact ourselves today to book the all important early viewing.

- **360° walkthrough available**
  - **Cul-De-Sac Location**
    - **Four Bedrooms**
  - **Large Home Office**
  - **Good Off Road Parking**
- **No Onward Chain**
- **Modernised, Detached Family Home**
  - **En-Suite Shower Room To Master Bedroom**
    - **Fully Enclosed Rear Garden**
  - **Energy Efficiency Rating - C74**

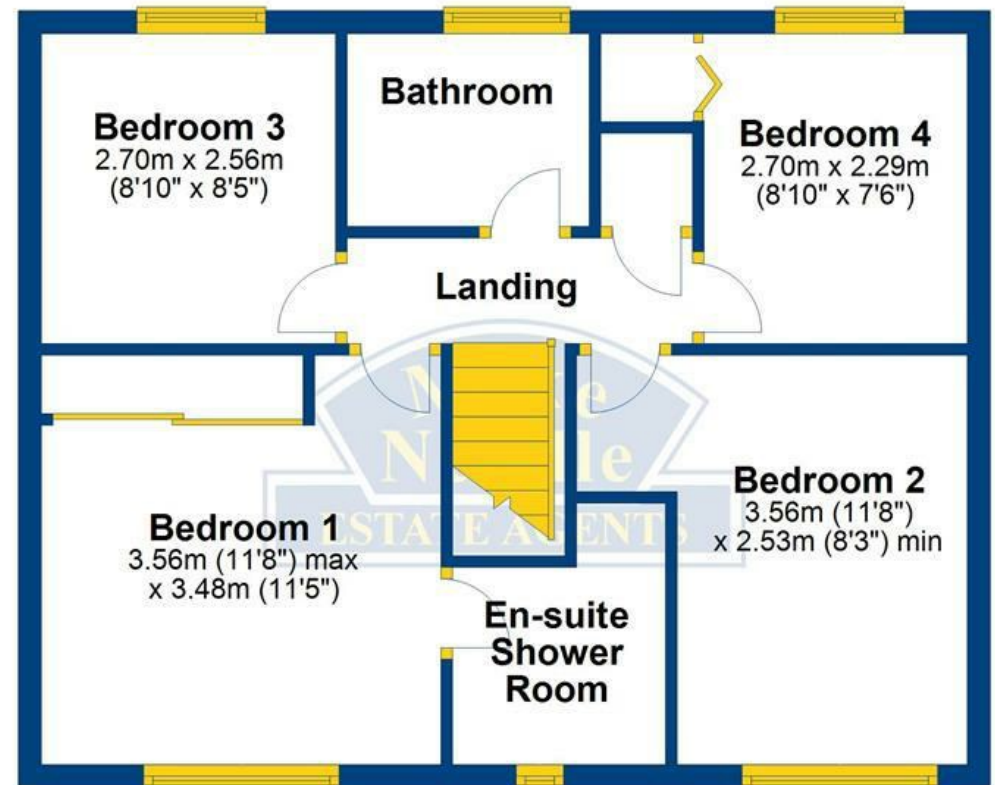
## Ground Floor

Approx. 61.1 sq. metres (657.2 sq. feet)



## First Floor

Approx. 51.3 sq. metres (552.0 sq. feet)



Total area: approx. 112.3 sq. metres (1209.2 sq. feet)

## Location

Campion Close can be found off Greenacre Drive. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

## Council Tax Band

D

## Energy Rating

Energy Efficiency Rating - C74

Certificate number - 2284-3024-1202-0067-4200

## Additional Information

Within the last 5 years, the following works have been carried out:

Fully re-plastered.  
New PVC double glazing throughout.  
New radiators throughout and new boiler.  
En-suite shower room enlarged and replaced.  
Replacement bathroom suite.  
Replacement kitchen.

## Accommodation

### Ground Floor

#### Hall

#### Ground Floor Cloakroom/WC

**Lounge 14'10" x 11'5" (4.52m x 3.48m)**

**Dining Room 8'10" x 10'0" (2.68m x 3.04m)**

**Kitchen/Breakfast Room 8'10" x 16'1" (2.68m x 4.89m)**

Maximum measurement. If so required, some units can be moved to give space and plumbing for additional appliances. Wall mounted gas fired Logic boiler.  
Double electric oven, gas hob, extractor. Space for tall fridge/freezer. Plumbing for dishwasher.

**Office 16'6" x 7'9" (5.04m x 2.37m)**

Maximum measurement, including utility cupboards, with useful storage and plumbing for washing machine. Space for additional appliances.

### First Floor

#### Landing

Airing cupboard housing hot water cylinder. Access to boarded loft space with power and light connected.

**Bedroom 1 11'8" x 11'5" (3.56m x 3.48m)**

Maximum measurement, including built in wardrobes.

### En-Suite Shower Room/ WC

**Bedroom 2 11'8" x 8'4" (3.56m x 2.53m)**

Plus door recess.

**Bedroom 3 8'10" x 8'5" (2.70m x 2.56m)**

**Bedroom 4 8'10" x 7'6" (2.70m x 2.29m)**

Plus built in wardrobe.

### Bathroom/WC

### Outside

#### Front

Driveway and gravel frontage, providing off road parking for several vehicles. Side gated access into rear garden.

#### Rear Garden

A beautiful rear garden, having been landscaped and providing well screened privacy to the rear. Various fruit trees to include apple, cherry and pear. Side storage shed.

We are advised that the rear garden gets the sun in the afternoon and evening nearer to the house, and also the sun in the morning at the far end of the rear garden.

### Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit [www.mike-neville.co.uk/privacy](http://www.mike-neville.co.uk/privacy)

### Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

### Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

### Disclaimer

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. Any appliances mentioned have not been tested by ourselves.

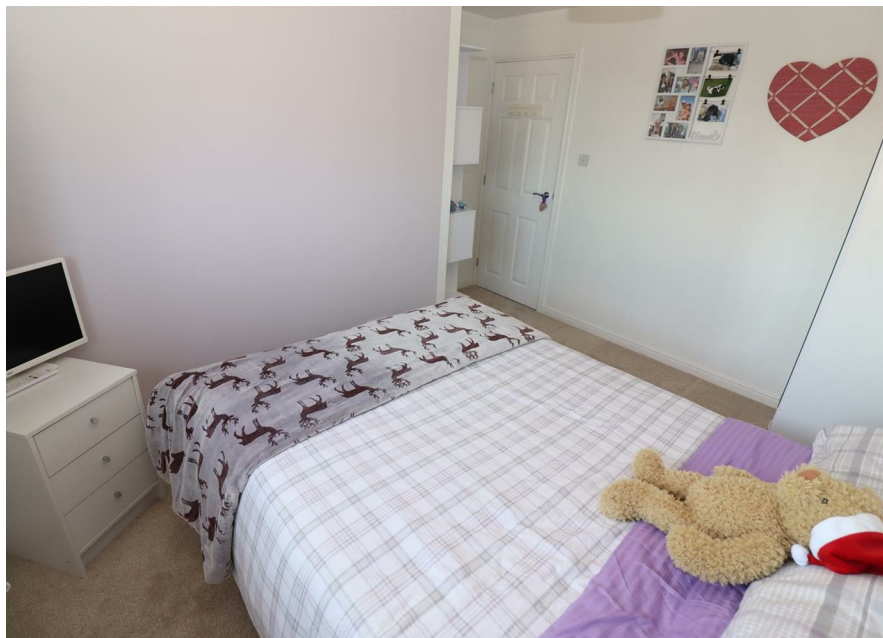
















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