

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



**6 Pippin Close, Rushden,  
Northamptonshire, NN10 6PZ**

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NN10 6PZ**

**£340,000 Freehold**



*Situated in a quiet, rarely available, cul-de-sac location, at the end of a no-through road, is this well established, deceptively spacious, 3 bedroom bungalow, positioned in a corner plot and offered to the market for sale with no onward chain. Within a short walk of Rushden Lakes, this property offers great overall space, providing adaptable accommodation, a good size, private rear garden, single garage and driveway parking for several vehicles. Early viewing is a must.*

- **No Onward Chain**
- **Cul-De-Sac Location**
- **Generous Corner Plot**
  - **Conservatory**
- **Garage & Good Off Road Parking**
- **Rarely Available**
- **Adaptable Accomodation**
- **En-Suite To Master Bedroom**
  - **Large Rear Garden**
- **Energy Efficiency Rating - D64**



## Location

Pippin Close can be found at the end of Paddocks Road. Paddocks Road can be found off St Georges Way, which in turn can be found off Wellingborough Road. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

## Council Tax Band

D

## Energy Rating

Energy Efficiency Rating - D64

Certificate number - 0983-1203-6307-3504-1904

## Accommodation

### Porch

### Hall

Access to insulated loft space. Linen cupboard. Additional cupboard, being an airing cupboard, housing a wall mounted, gas fired, Baxi Boiler - serviced June 2023.

### Lounge 15'9" x 13'0" (4.80m x 3.95m)

### Kitchen 13'5" x 8'11" (4.09m x 2.71m)

Fitted appliances by way of fridge. Freezer. Gas oven and gas hob. Space and plumbing for dishwasher.

### Conservatory 13'4" x 8'1" (4.07m x 2.48m)

Of PVC double glazed construction. Tiled flooring. Power and light connected. Plumbing and space for washing machine. Radiator.

### Bedroom 1 10'8" x 12'6" (3.25m x 3.82m)

Plus door recess.

### En-suite Shower Room / WC

### Bedroom 2 11'11" x 8'11" (3.62m x 2.71m)

Minimum measurement, plus door recess.

### Bedroom 3 / Dining Room 10'11" x 7'5" (3.32m x 2.25m)

Maximum measurement, plus door recess.

### Shower Room / WC

## Outside

### Front

Well set back from the close. Area of front garden.

Long driveway approach. Side gated access into rear garden.

### Garage 18'1" x 9'3" (5.53m x 2.84m)

Maximum measurement. Up and over door to front. Power and light connected. Side door. Roof storage.

## Rear Garden

Set in a generous corner plot. Fully enclosed and providing complete privacy. Main patio and gravel areas. Established shrub and tree boundaries. Garden shed.

## 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.

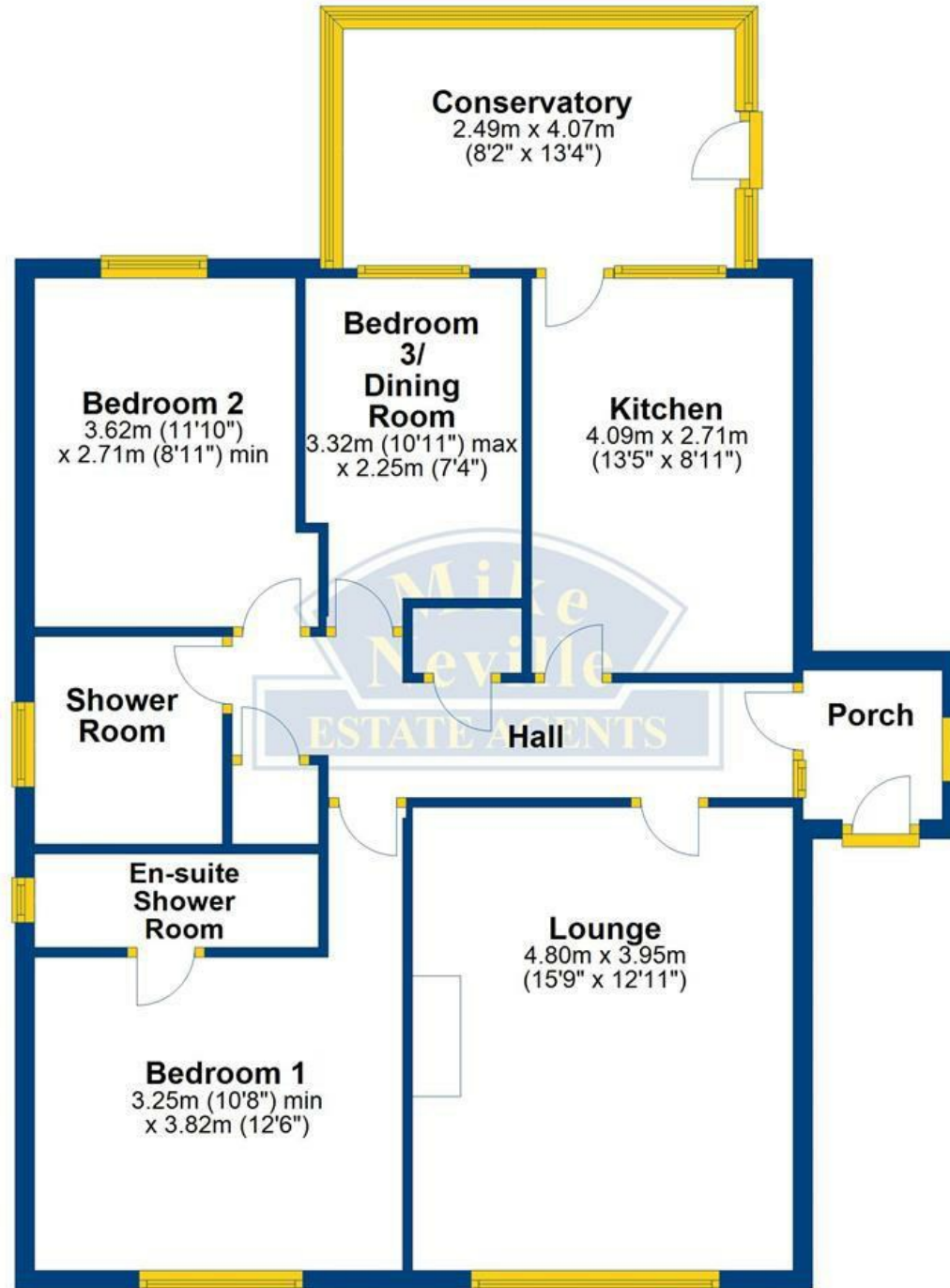
## Disclaimer

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.



# Ground Floor

Approx. 93.8 sq. metres (1010.0 sq. feet)



Total area: approx. 93.8 sq. metres (1010.0 sq. feet)













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