



**53 Melloway Road, Rushden  
Northamptonshire NN10 6XX  
£260,000 Freehold**

We are delighted to offer this vacant three bedroom detached house that benefits from an en-suite shower room addition, refitted bathroom & kitchen, and spacious rooms throughout. Located within immediate walking distance of Melloway Park, as well as easy walking and driving distance to Rushden Lakes. Externally the property features a low maintenance rear garden, ample driveway parking, and a single detached garage. NO ONWARD CHAIN.

- NO ONWARD CHAIN
- Re-fitted kitchen/dining room
- Large lounge
- Energy Efficiency Rating - C70
- Immediate walking distance to Melloway Park
- Ground floor cloakroom
- Single garage & ample driveway parking
- Easy access to Rushden Lakes, both walking and driving distance
- Modern bathroom and en-suite shower room
- Low maintenance rear garden





## Location

The property can be found at the Purbeck Road end of Melloway Road, just past the turning into Masefield Drive. Viewings should be made via ourselves the Selling Agents on 01933 316316.

## Council Tax Band

C

## Energy Rating

Energy Efficiency Rating - C70

Certificate number - 8916-4117-3002-0006-3506

## Accommodation

### Ground Floor

#### Hall

Plus useful under stairs storage cupboard, which houses the wall mounted gas fired Worcester combination boiler.

#### WC

White suite comprising low flush wc and wash hand basin, with tiled splashbacks.

#### Lounge 10'10" x 15'9" (3.31m x 4.79m)

#### Kitchen/Dining Room 12'1" x 15'9" (3.69m x 4.79m)

Re-fitted kitchen, with a range of base, wall and drawer units.

Built in electric oven, gas hob, and extractor hood.

1 1/2 bowl stainless steel sink unit.

Built in wine/bottle fridge.

Built in dishwasher.

Built in freezer.

Space and plumbing for washing machine.

Space for freestanding fridge within cupboard.

### First Floor

#### Landing

Loft access.

#### Bedroom 1 12'0" x 11'11" (3.65m x 3.63m)

Minimum measurement, plus recess.

#### En-Suite Shower Room/wc

Modern white suite comprising low flush wc, 'floating' wall mounted vanity wash hand basin and shower cubicle. Heated towel rail, tiled flooring and full tiled surrounds and splashbacks.

#### Bedroom 2 9'5" x 8'6" (2.86m x 2.58m)

Minimum measurement, plus door recess, plus cupboard.

#### Bedroom 3 9'5" x 7'3" (2.86m x 2.20m)

Minimum measurement, plus door recess, plus cupboard.

## Bathroom

Plus useful storage cupboard.

Modern white bathroom suite comprising low flush wc, 'floating' wall mounted vanity wash hand basin, 'P' shaped bath with separate shower set over. Further benefits from a heated towel rail, tiled flooring as well as full tiled surrounds and splashbacks.

## Outside

### Front

Lawned frontage, which could be converted to further parking, if so desired.

### Driveway Parking

For several vehicles, leading up to the single garage.

### Single Garage

Pre-fabricated single garage.

### Rear Garden

Low maintenance rear garden, with a patio area across the rear of the property, leading up to a slightly raised lawned area. Gated access through to driveway.

## 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

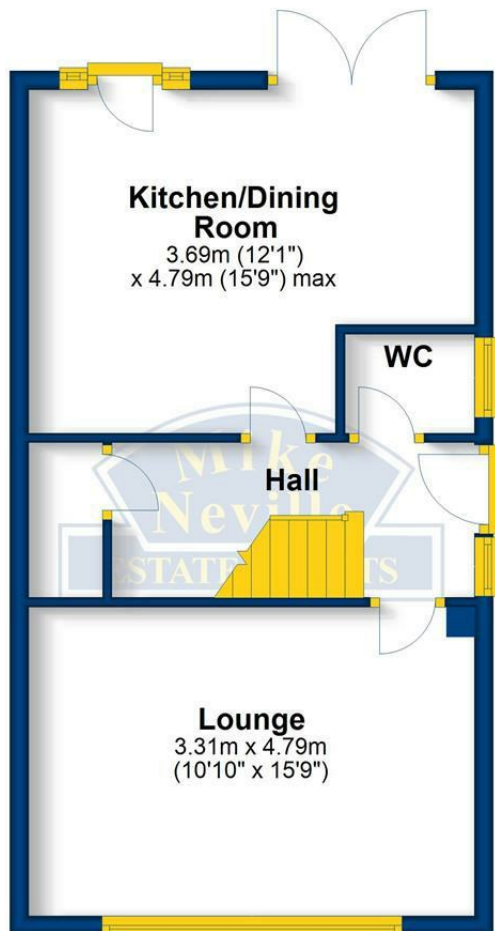
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.





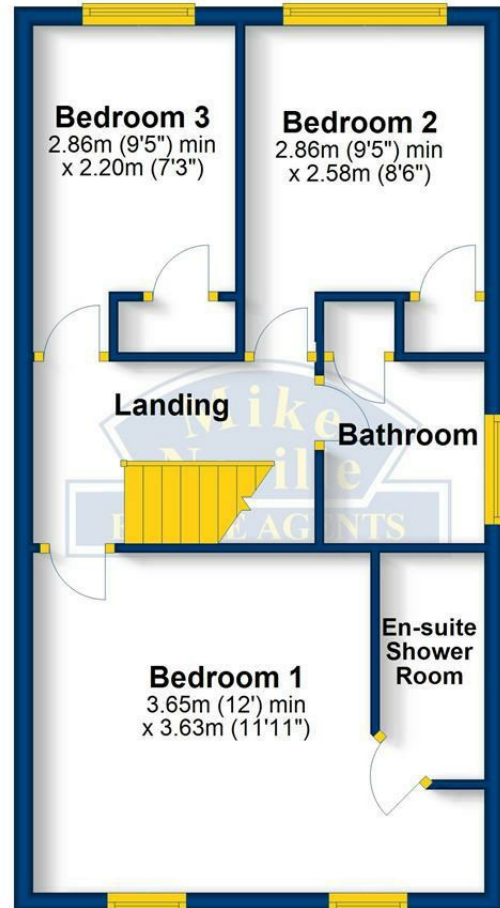
## Ground Floor

Approx. 42.4 sq. metres (456.9 sq. feet)



## First Floor

Approx. 45.2 sq. metres (486.5 sq. feet)



Total area: approx. 87.7 sq. metres (943.5 sq. feet)