

10 Manor Road, Rushden, Northamptonshire, NN10 9EY



£335,000 Freehold

A highly sought after, Alfred Underwood constructed, extended semi detached house that has been a lovely family home for the last 40 years. The property is presented in good order throughout and is offered to the market for sale in this rarely available location. Boasting five bedrooms, two useable loft rooms, a family shower room, lounge, dining room, kitchen, utility room, cloakroom/WC, conservatory, large rear garden with summerhouse and hot tub, garage and good off road parking. Viewing advised - contact our office today to arrange.



Location

Manor Road is without question one of Rushden's most popular locations and is situated between Grangeway and Hall Avenue, with Manor Road itself running parallel to Wymington Road. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

C

Energy Rating

Energy Efficiency Rating - D57

Certificate number - 2130-7402-4040-1108-8321

Accommodation

Ground Floor

Porch

Hall

Lounge

12'5" x 12'9" (3.78m x 3.88m)

Dining Room

10'0" x 9'0" (3.04m x 2.75m)

Conservatory

9'0" x 9'10" (2.75m x 3.00m)

Maximum measurement.

Kitchen

10'0" x 9'8" (3.04m x 2.95m)

Re-fitted in 2018/19.

Utility Room

9'4" x 5'5" (2.84m x 1.64m)

Minimum measurement, plus recess

Ground Floor Cloakroom / WC

First Floor

Landing

Airing cupboard housing radiator and wall mounted gas fired Worcester boiler, installed in 2020/21.

Loft ladder access to loft space above the extension.

Boarded, with light connected.

Bedroom 1

12'5" x 10'0" (3.78m x 3.05m)

Bedroom 2

10'0" x 10'3" (3.05m x 3.13m)

Bedroom 3

12'11" x 8'5" (3.94m x 2.56m)

Bedroom 4

9'9" x 8'5" (2.96m x 2.56m)

Maximum measurement.

Bedroom 5

8'8" x 8'10" (2.63m x 2.69m)

Maximum measurement. Stairs to loft rooms.

Shower Room / WC

Re-fitted in 2021/22.

Loft Room 1

10'9" x 10'4" (3.28m x 3.15m)

Maximum measurement. Velux roof window. Power and light connected. Access to loft room 2.

Loft Room 2

10'9" x 8'9" (3.28m x 2.66m)

Maximum measurement. Velux roof window. Power and light connected.

Outside

Front

Block paved driveway, providing good off road parking facilities.

Rear Garden

A large, well established and maintained rear garden.

Summerhouse and hot tub included within sale. Garden shed.

Garage

13'5" x 8'3" (4.09m x 2.54m)

Maximum measurement, plus under stairs cupboard.

Power and light connected. Roller door to front.

Plumbing for washing machine.

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.

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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).

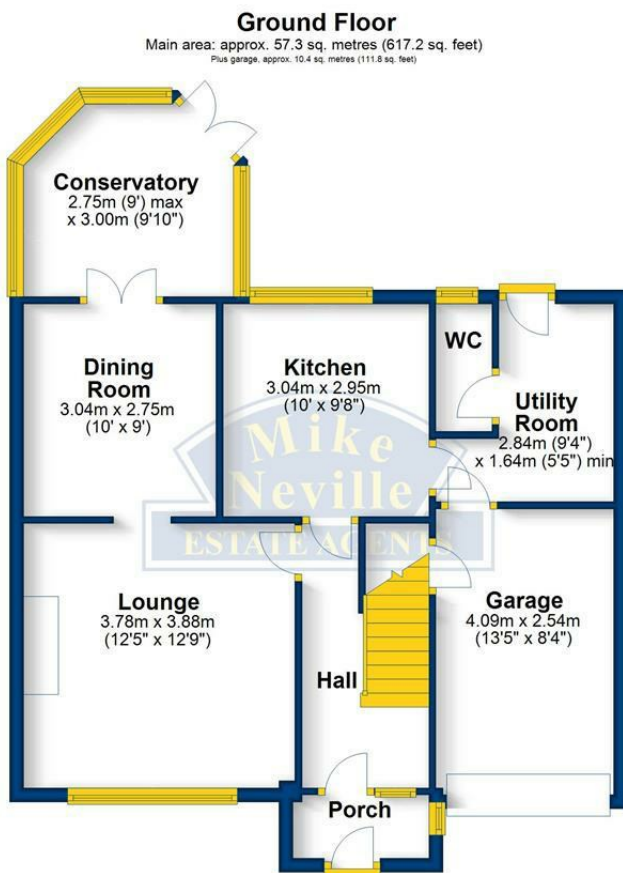
Floorplans

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

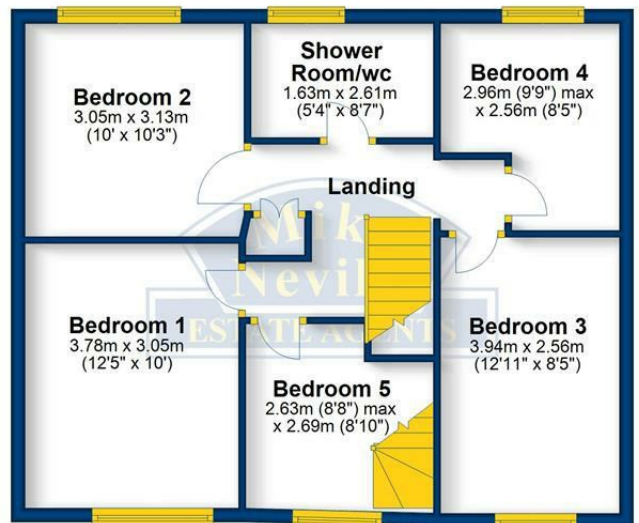
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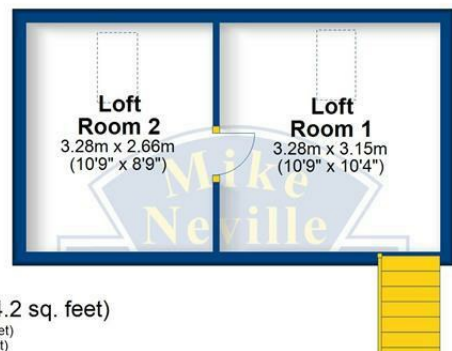
First Floor

Approx. 59.2 sq. metres (636.9 sq. feet)



Second Floor

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus loft room, approx. 19.4 sq. metres (208.4 sq. feet)



Main area: Approx. 116.5 sq. metres (1254.2 sq. feet)
Plus loft room, approx. 19.4 sq. metres (208.4 sq. feet)
Plus garage, approx. 10.4 sq. metres (111.8 sq. feet)







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Cooper Beard Estate Agency (Rushden) Ltd
Registered in England no: 04144174 at 3 Goldington Road, Bedford MK40 3JY