

**Mike
Neville**
ESTATE AGENTS



**21 Kensington Close, Rushden,
Northamptonshire, NN10 6RR**

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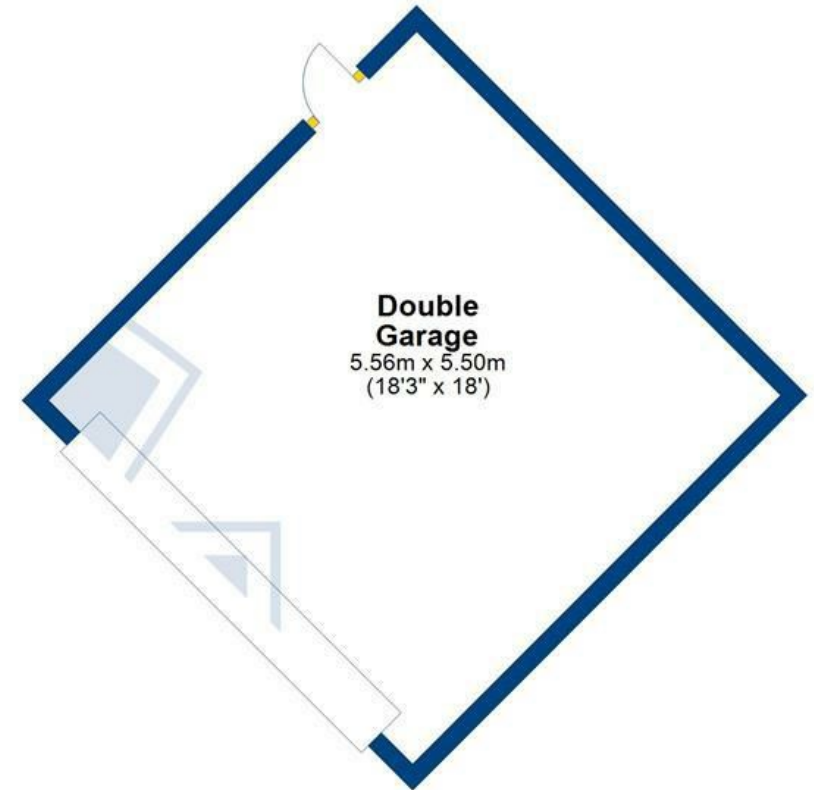
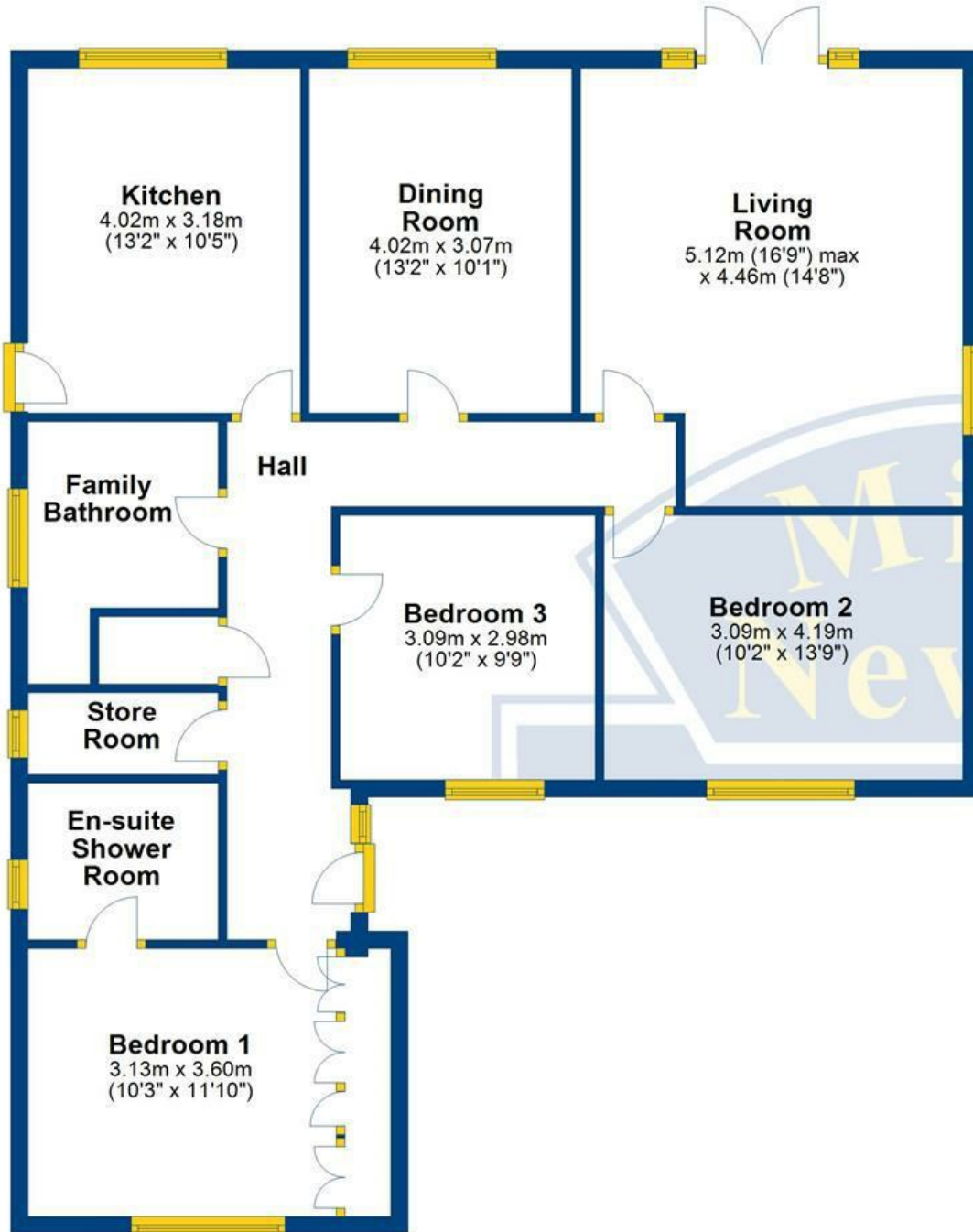
£550,000 Freehold

**NO ONWARD CHAIN* Situated within a short walk of Rushden Lakes is this simply stunning and rarely available detached bungalow, offered in show home order throughout, in a highly sought after residential cul-de-sac, being a no-through road, just off the Wellingborough Road. Situated on a very large overall plot, incorporating a generous driveway, detached double garage and very large private lawned gardens. With spacious, adaptable accommodation, an immediate viewing is considered essential.*

- **Viewing Advised - No Onward Chain**
 - **Detached Bungalow**
 - **En-Suite To Master Bedroom**
 - **Lounge**
 - **Double Garage & Off Road Parking**
- **Cul -De -Sac Location**
 - **Three Double Bedrooms**
 - **Separate Dining Room**
 - **Very Large, Private Rear Garden**
 - **Energy Efficiency Rating - D61**

Ground Floor

Main area: approx. 111.3 sq. metres (1197.7 sq. feet)
Plus double garage, approx. 30.6 sq. metres (329.1 sq. feet)



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Location

Kensington Close is a must see, quiet, cul-de-sac location, just off the Wellingborough Road. On turning off the Wellingborough Road into Kensington Close follow the cul-de-sac to the end, turning left, with the property being found in this part of the cul-de-sac on the right-hand side. In our experienced opinion the location must be viewed to be fully appreciated. The location is a very convenient one, with access directly onto the A6, A45 and in turn leading to M1, A14, etc. Stations are at nearby Wellingborough and Bedford and the 'Rushden Lakes' development is close by, with retail park, restaurants, sports lake, cinema etc. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

D

Energy Rating

Energy Efficiency Rating - D61

Environmental Impact Rating - D59

Accommodation

Hall

Airing cupboard housing hot water cylinder.

Loft Space

This property benefits from a larger than average loft space with good head room. The loft is part boarded complete with access via an integral loft ladder from the hallway.

Store Room 7'3" x 3'1" (2.22m x 0.95m)

Plumbed and water connected (scope for a separate cloakroom/WC, if so required).

Living Room 16'10" x 14'8" (5.12m x 4.46m)

Maximum measurement. Fireplace and electric fire.

Dining Room 13'2" x 10'1" (4.02m x 3.07m)

Kitchen / Breakfast Room 13'2" x 10'5" (4.02m x 3.18m)

Wall mounted gas fired boiler.

Integrated double electric oven, electric ceramic hob, microwave & plumbing for freestanding washing machine & dishwasher.

Bedroom 1 10'3" x 11'10" (3.13m x 3.60m)

Plus built in wardrobes etc.

En-suite Shower Room / WC

Bedroom 2 10'2" x 13'9" (3.09m x 4.19m)

Bedroom 3 10'2" x 9'9" (3.09m x 2.98m)

Currently used as a study complete with BT point.

Family Bathroom / WC

Family Bathroom comprising bath, separate shower cubicle, hand basin & WC.

Outside

Front

Area of lawned front garden.

Side gated access.

Driveway approach providing off road parking for several vehicles.

Double Garage 18'3" x 18'1" (5.56m x 5.50m)

Power and light connected. Electric double up and over door to front. Side door into rear garden.

Roof storage.

Rear Garden

Fully enclosed and mainly lawned being of a very large width. Main patio / sitting out area.

N.B.

In February 2017 the property suffered extensive roof damage caused by "Storm Doris", resulting from a 120ft Poplar tree crashing down onto the roof. The roof was completely rebuilt with new trusses, joists, tiles, guttering, soffits etc.

It is important to stress the property suffered no structural damage to any external or internal walls.

Internally the rebuild benefited the property with a new fitted kitchen, new gas boiler & heating system, new loft water tank, new en suite to master bedroom, new carpets throughout, new electrical wiring throughout, re-skimmed walls & new decoration throughout.

The property was successfully repaired & signed off via Insurers, where Loss Adjusters were appointed for both Buildings & Contents. All building works were carried out by an approved contractor appointed by the Loss Adjuster. It is worth highlighting that prior to "Storm Doris" the property had 5 Poplar trees in the back garden & as strongly recommended by the insurer all remaining Poplars were cut down & removed. The rebuild costs were approximately £100,000.

The property also benefits from a full house alarm installed as new during the 2017 rebuild.

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

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.

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).

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.

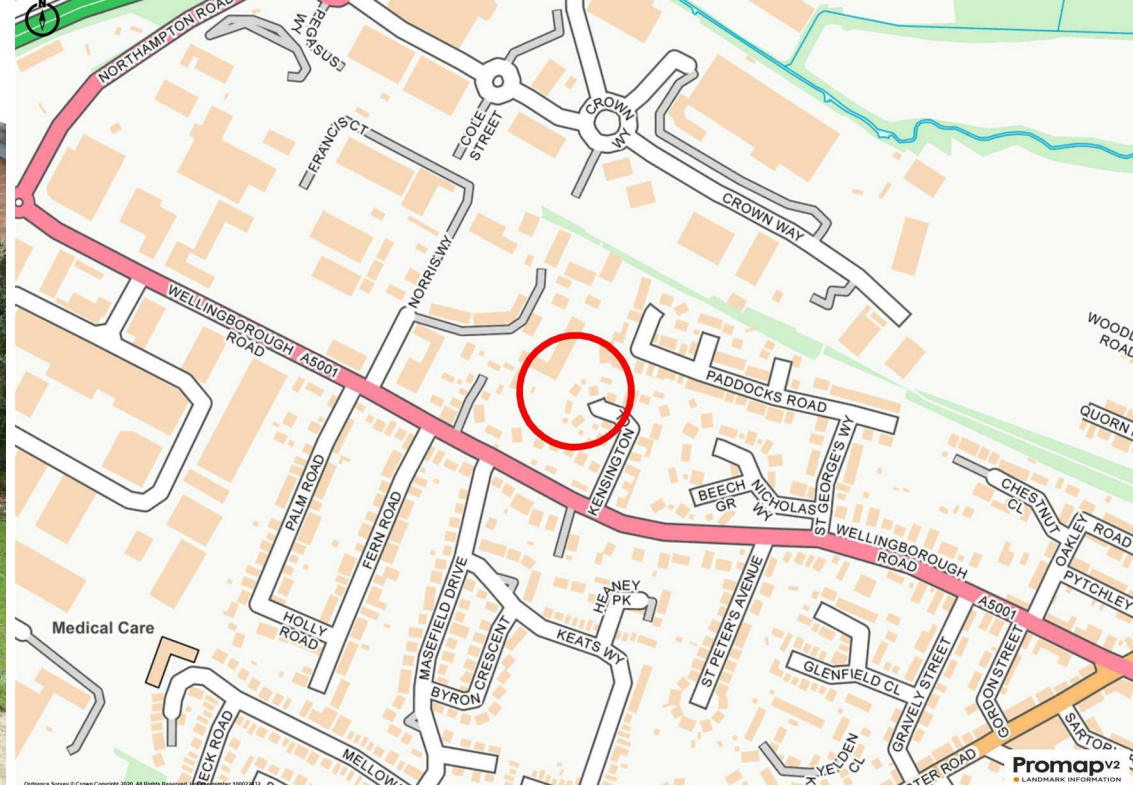














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