

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

**3 South Park, Rushden, Northamptonshire, NN10 9LY**



# **3 South Park, Rushden, Northamptonshire, NN10 9LY**

**Asking price £385,000 Freehold**

*A well established and sought after detached family home positioned on a generous corner plot in a quiet cul-de-sac location. The main A6, Southend and Whitefriars Schools, Doctor's Surgery and all local amenities are all within close walking distance. An ideal family home, this property further benefits from a lounge, dining room, a good size kitchen opening through to breakfast room and separate utility room. Externally, you will find a a private rear garden with a superb summer house and garden shed, garage and off road parking for several vehicles. An early viewing is well advised.*

- **Ideal Family Home**

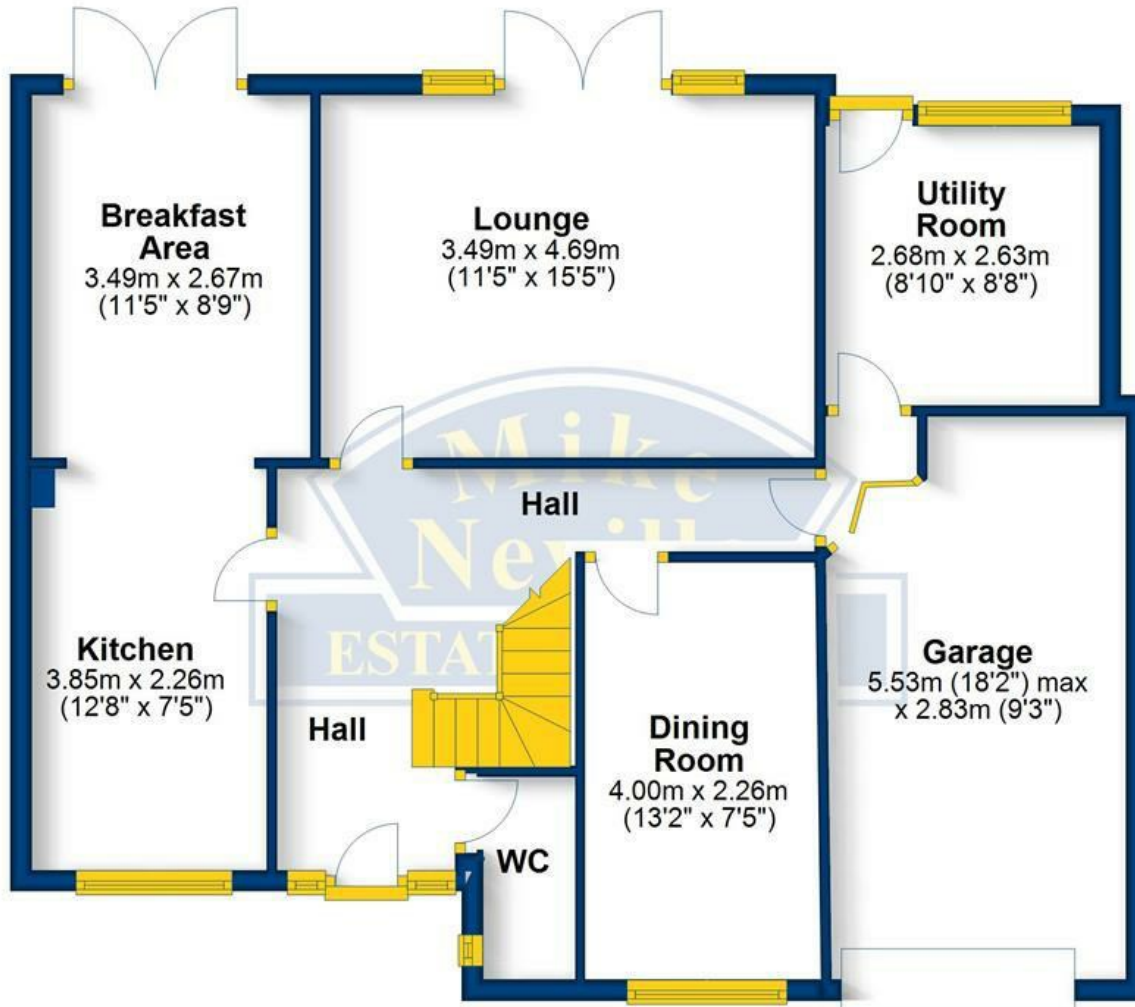
- **Four Good Size Bedrooms**
- **Three Reception Rooms**
- **Superb Summer House**
- **Garage & Off Road Parking**

- **All Local Amenities Within Walking Distance**

- **En-suite To Master Bedroom**
- **Ground Floor Cloakroom / WC**
- **Front & Rear Gardens - Corner Plot**
- **Energy Efficiency Rating - D62**

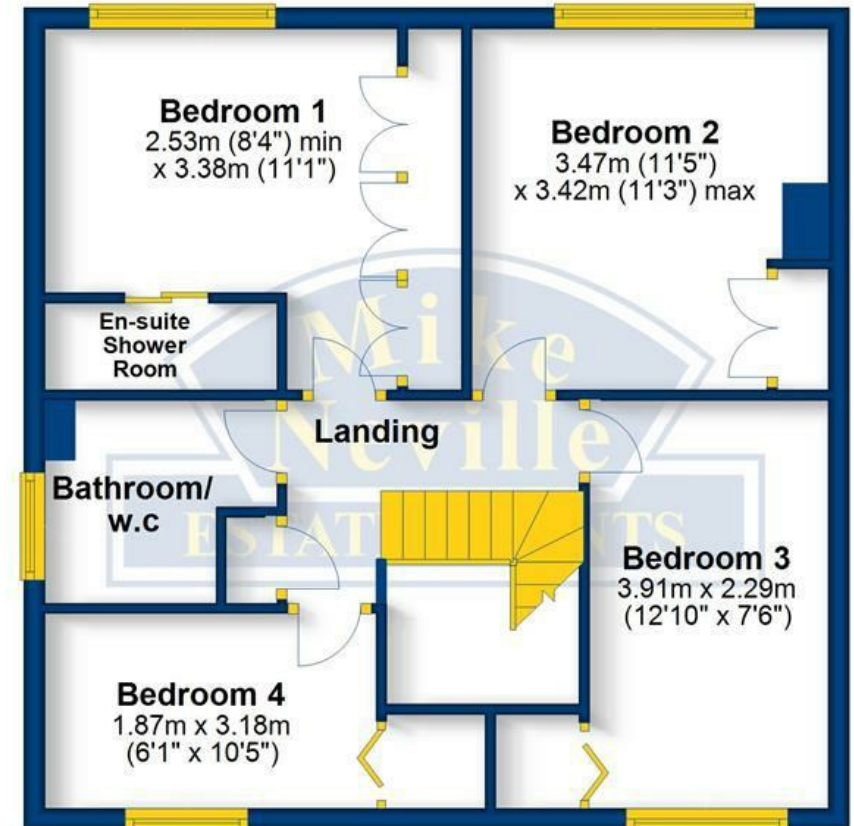
## Ground Floor

Main area: approx. 67.5 sq. metres (726.6 sq. feet)  
Plus garage, approx. 14.5 sq. metres (156.3 sq. feet)



## First Floor

Approx. 56.2 sq. metres (604.8 sq. feet)



Main area: Approx. 123.7 sq. metres (1331.4 sq. feet)

Plus garage, approx. 14.5 sq. metres (156.3 sq. feet)

## Location

South Park can be found off Wymington Road. Viewings should be made strictly via ourselves the Selling Agents on 01933 316316.

## Council Tax Band

E

## Energy Rating

Energy Efficiency Rating - D62

Certificate number - 8418-7164-3002-0097-3702

## Accommodation

### Ground Floor

#### Hall

Under stairs cupboard.

#### Ground Floor Cloakroom / WC

#### Kitchen 12'8" x 7'5" (3.85m x 2.26m)

Floor mounted gas fired boiler. Fridge. Freezer. Range style cooker.

#### Breakfast Area 11'5" x 8'9" (3.49m x 2.67m)

#### Lounge 11'5" x 15'5" (3.49m x 4.69m)

Feature fireplace and electric fire.

#### Dining Room 13'1" x 7'5" (4.00m x 2.26m)

#### Inner Hall

Access to utility room and garage.

#### Utility Room 8'10" x 8'8" (2.68m x 2.63m)

Plumbing and space for washing machine and tumble dryer.

### First Floor

#### Landing

Loft access. Airing cupboard housing hot water cylinder.

#### Bedroom 1 8'4" x 11'1" (2.53m x 3.38m)

Minimum measurement, plus door recess, plus built in wardrobes.

#### En-suite Shower Room / WC

#### Bedroom 2 11'5" x 11'3" (3.47m x 3.42m)

Maximum measurement. Fitted wardrobe.

#### Bedroom 3 12'10" x 7'6" (3.91m x 2.29m)

Plus built in wardrobe.

#### Bedroom 4 6'2" x 10'5" (1.87m x 3.18m)

Plus built in wardrobe.

### Bathroom / WC

### Outside

#### Front

Corner plot. Side gated access. Drive to the fore of the garage. Further gravelled drive for additional parking.

#### Rear Garden

Fully enclosed providing privacy.

#### Garden Shed 11'2" x 5'6" (3.42m x 1.68m)

Maximum measurement.

#### Summerhouse 9'6" x 9'6" (2.90m x 2.92m)

Maximum measurement. Power and light connected.

#### Garage 18'2" x 9'3" (5.53m x 2.83m)

Maximum measurement. Power and light connected.

### 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.









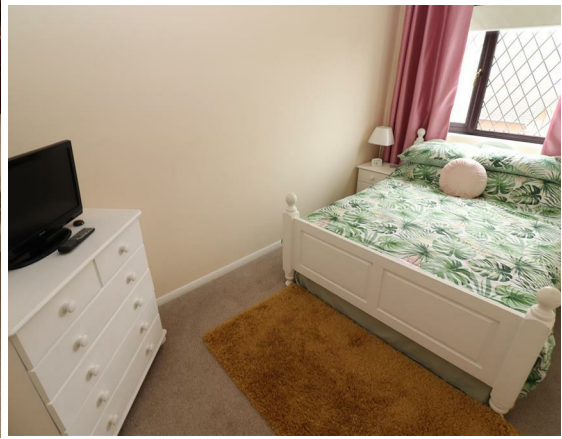




















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