



4 Holly Road, Rushden, Northamptonshire, NN10 6AT

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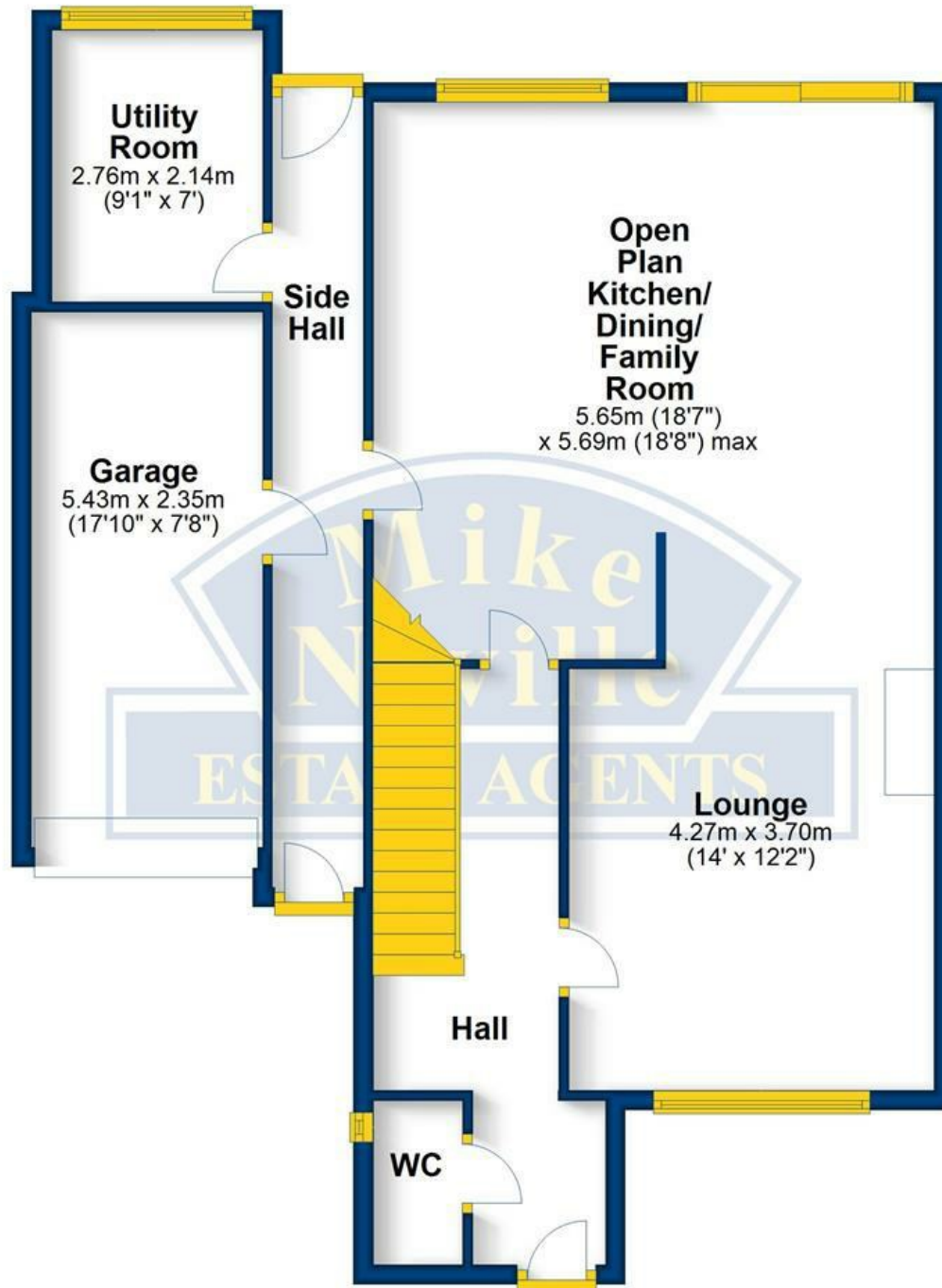
£375,000 Freehold

We are delighted to offer for sale this stunning, fully modernised, extended, detached family home. Boasting three bedrooms, family bath/shower room, open plan living on the ground floor with newly fitted kitchen/dining/family room with extensive units and integrated appliances, large lounge area with log burner, ground floor cloakroom/wc, side hall and a utility room. Externally, you will find a low maintenance, landscaped rear garden with a large summer house/home office, side hall, good size single garage and off road parking for several vehicles. Scope to extend above the garage, if so required. Close walking distance to Rushden Lakes. To arrange that all important early viewing, contact our office today.

- **Sought After, Quiet Location**
- **Full Replacement Windows and External Doors**
- **Open Plan Living**
- **Summer House / Home Office**
- **Garage & Off Road Parking**
- **Full Electrical Rewire**
- **New Radiators to all Rooms, Front and Rear Dormers have been Fully Insulated.**
- **Lounge With Log Burner**
- **Low Maintenance, Lanscaped Rear Garden**
- **Energy Efficiency Rating - C72**

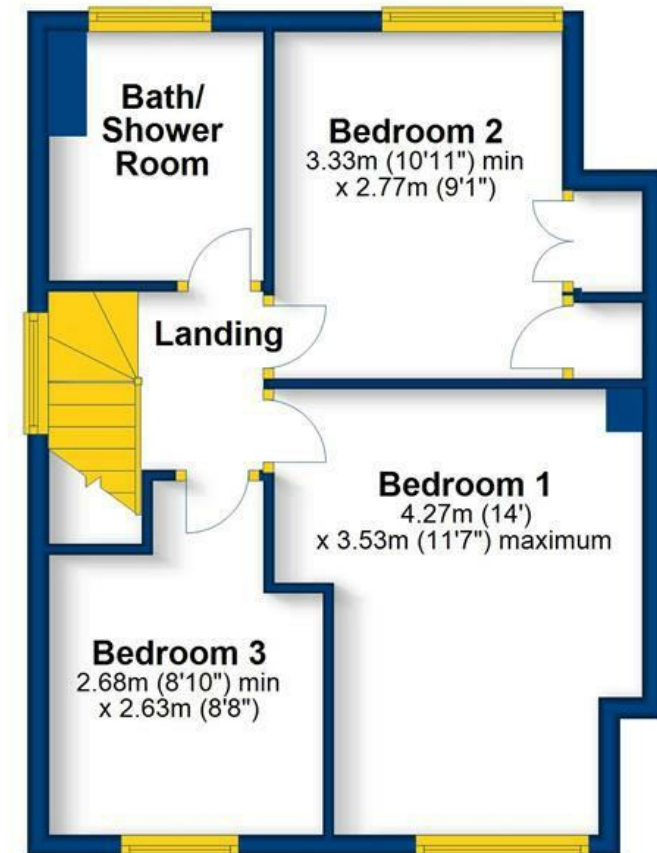
Ground Floor

Main area: approx. 61.3 sq. metres (659.3 sq. feet)
Plus garage & utility area, approx. 18.9 sq. metres (203.0 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.4 sq. feet)



Main area: Approx. 103.4 sq. metres (1112.7 sq. feet)

Plus garage & utility area, approx. 18.9 sq. metres (203.0 sq. feet)

Location

Holly Road can be found off Fern Road and links through to Palm Road. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

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Energy Rating

Energy Efficiency Rating - C72

Certificate number - 0972-1203-3404-3404-1600

Accommodation

Ground Floor

Extended Hall

Tiled flooring to porch area. High end textured laminate flooring to hall area. Feature staircase with glass balustrade and under stairs storage.

Ground Floor Cloakroom / WC

Tiled flooring.

Lounge 14'0" x 12'2" (4.27m x 3.70m)

Fire place and log burner. Feature anthracite flat panel radiators. High end textured laminate flooring.

Open Plan Kitchen / Dining / Family Room 18'6" x 18'8" (5.65m x 5.69m)

Maximum measurement.

Fitted appliances by way of:

Dishwasher, Double electric oven, Double electric grill, 5 ring electric hob. Space for tall fridge/freezer. Extensive units and storage. Quartz worktops and splashbacks with a composite sink and a pull out tap.

Dimmable recessed lighting.

High end textured laminate flooring.

Side Hall

Utility Room 9'1" x 7'0" (2.76m x 2.14m)

Maximum measurement. Space and plumbing for washing machine and tumble dryer. Sink.

First Floor

Landing

Access to insulated and boarded loft space.

Bedroom 1 14'0" x 11'7" (4.27m x 3.53m)

Maximum measurement.

Bedroom 2 10'11" x 9'1" (3.33m x 2.77m)

Minimum measurement, plus built in wardrobes. Airing cupboard housing wall mounted Vaillant gas fired boiler.

Bedroom 3 8'10" x 8'8" (2.68m x 2.63m)

Minimum measurement, plus door recess.

Bath / Shower Room / WC

Fully tiled bathroom with separate bath and shower. Floating sink/cabinet. Mirror cabinet with lights and built in charging point. Recessed lights/extraction fan.

Outside

Front

Driveway parking for several vehicles.

Garage 17'10" x 7'9" (5.43m x 2.35m)

Maximum measurement. Electric roller door to front. Power and light connected.

Rear Garden

Fully enclosed.

Newly landscaped with integrated outside lighting. Outside tap.

Large Summer House / Home Office 15'3" x 7'4" (4.65m x 2.24m)

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

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.

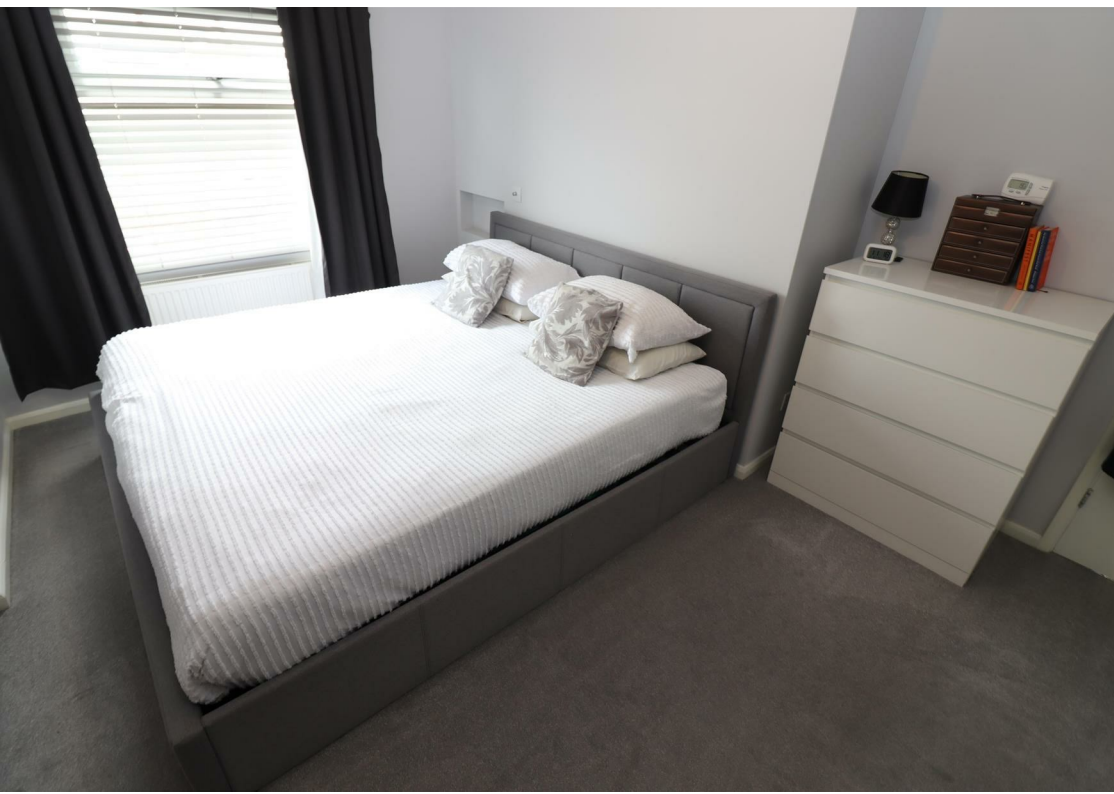
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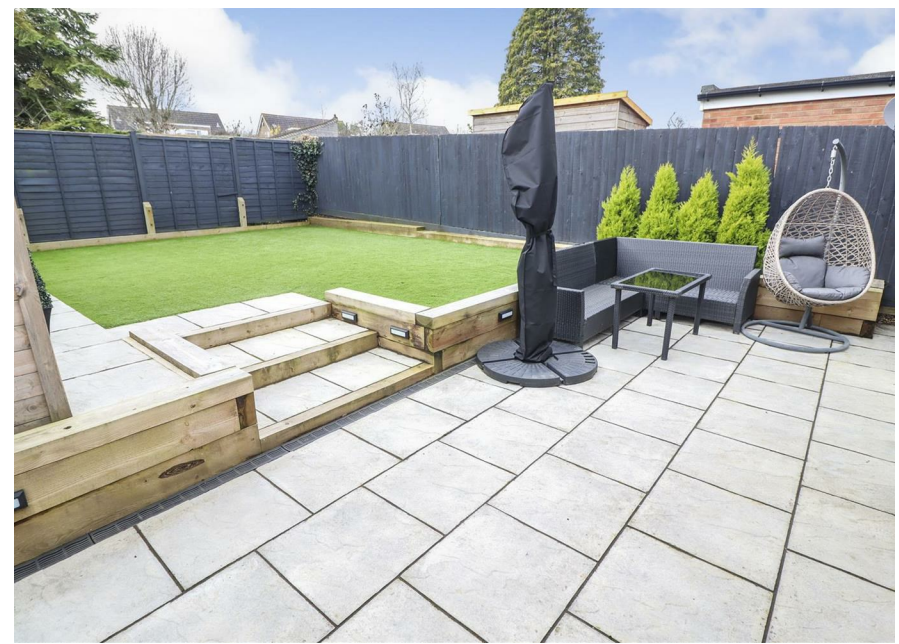
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**Mike
Neville**
ESTATE AGENTS

**4 Holly Road
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Northamptonshire
NN10 6AT
£375,000 Freehold**

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