

## 47 Woodland Road, Rushden, Northamptonshire, NN10 6US



### £337,500 Freehold

This recently modernised, individually (1986) constructed, extended detached bungalow, is situated in a highly sought after, non-estate, residential location. The bungalow itself is approximately 1,014sqft and an internal viewing is deemed necessary to appreciate the overall space and accommodation throughout. The property has been modernised during February and March this year, to include: being re-carpeted throughout, re-plastered throughout, re-decorated throughout and new internal doors throughout also. Further benefits include a new en-suite to the master bedroom, modern bathroom and well appointed modern kitchen. The PVC double glazing is complemented by gas radiator central heating, via a modern boiler. Externally, you will find a private, southerly facing, established rear garden, garage and off road parking. **NO ONWARD CHAIN.**





### **Location**

Woodland Road is a private no-through road, situated off Washbrook Road, with the property backing onto Quorn Road. The property can be found at the far end of Woodland Road on the left hand side. Viewings should be made via ourselves the Selling Agents on 01933 316316.

### **Council Tax Band**

C

### **Energy Rating**

Energy Efficiency Rating - D67  
Environmental Impact Rating - D63

### **Accommodation**

#### **Porch**

#### **Entrance Hall**

Cupboard housing radiator. Loft access via loft ladder.

#### **Bedroom 1**

13'4" x 10'9" (4.07m x 3.27m)  
Maximum measurement.

#### **En-Suite Shower Room / WC**

New and never used, to date.

#### **Bedroom 2**

11'1" x 9'0" (3.37m x 2.75m)

#### **Bedroom 3 / Dining Room**

8'10" x 7'9" (2.70m x 2.37m)

#### **Bathroom / WC**

#### **Lounge**

17'9" x 11'7" (5.41m x 3.52m)  
Maximum measurement.

#### **Kitchen**

15'7" x 8'9" (4.75m x 2.66m)  
Maximum measurement. Fitted appliances by way of:  
Fridge, freezer, dishwasher, washing machine, electric double oven, electric hob, extractor.  
Wall mounted Ideal gas fired boiler, installed in 2019 approx.

#### **Conservatory**

5'11" x 18'10" (1.80m x 5.74m)  
Radiator. Power and light connected.

#### **Rear Hall**

8'4" x 5'10" (2.55m x 1.80m)

### **Outside**

#### **Front**

Gravel parking areas to the fore of a brick boundary wall and hedgerow and to the fore of the bungalow.  
Driveway parking also.

#### **Garage**

17'8" x 7'6" (5.41m x 2.31m)  
Power and light connected. Roof storage.

### **Rear Garden**

Fully enclosed and well established, providing privacy. Southerly facing.  
Shed. Summerhouse. Greenhouse.

### **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)

### **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**

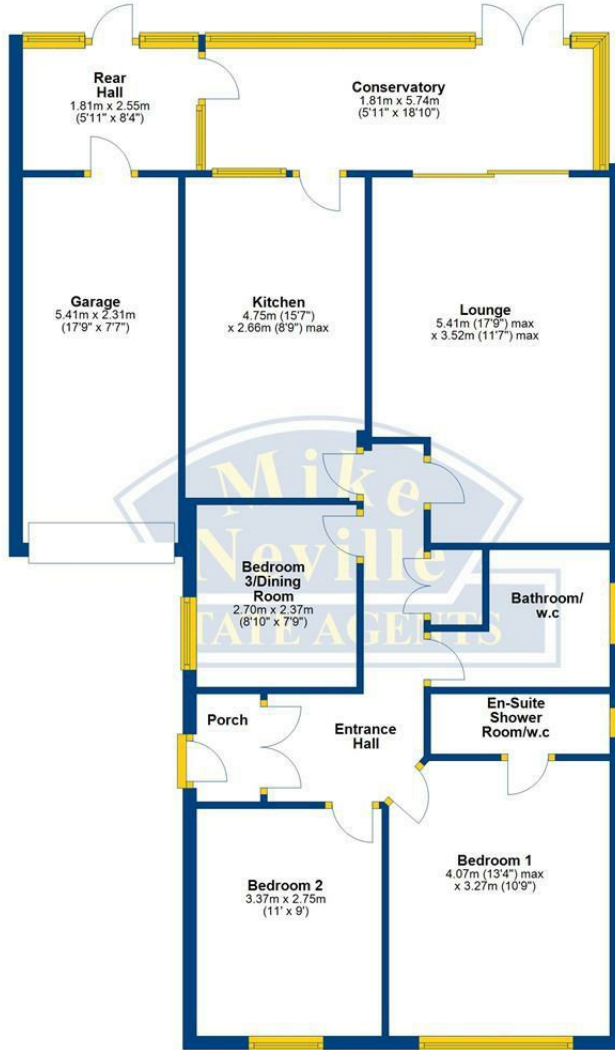
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**Ground Floor**

Main area: approx. 94.3 sq. metres (1014.8 sq. feet)  
Plus garage, approx. 12.5 sq. metres (134.3 sq. feet)



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