

## 346 Newton Road, Rushden, Northamptonshire, NN10 0SY



### £450,000 Freehold

We are delighted to offer for sale with no upward chain this spacious detached bungalow situated within a semi-rural location, that offers adaptable accommodation across two floors, with the first floor having a bedroom and large wc. Externally, there is ample off road parking for a large number of vehicles, leading up to a double garage, as well as a large tandem car port.

- Offered with no upward chain
- First floor bedroom and separate WC
- Double garage & tandem car port
- Energy Efficiency Rating - D57
- Adaptable accommodation
- Large sitting room with double doors to rear garden
- Abundance of driveway parking
- Three ground floor bedrooms
- Kitchen, utility room & wc
- Large overall plot







## **Location**

The property is located on the upper part of Newton Road, that runs from the A6 through to Newton Bromswold, with the property located near to the turning into Avenue Road, and is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

## **Council Tax Band**

D

## **Energy Rating**

Energy Efficiency Rating - D57

Certificate number - 4712-5154-3002-0004-3606

## **Accommodation**

### **Ground Floor**

#### **Hall**

#### **Lounge**

11'2" x 15'0" (3.40m x 4.56m)

With archway opening into the large sitting room.

Door leading to stairs to first floor.

#### **Sitting Room**

11'11" x 21'9" (3.64m x 6.62m)

#### **Kitchen/Breakfast Room**

11'3" x 16'9" (3.42m x 5.10m)

Extensive range of base, wall and drawer units.

Built in oven, hob & extractor fan.

Space for under counter white good.

Space and plumbing for dishwasher.

#### **Utility Room**

8'11" x 7'3" (2.71m x 2.21m)

Space for under counter white goods.

Space and plumbing for washing machine and tumble dryer.

#### **WC**

Wall mounted gas fired Vaillant combination boiler

#### **Bedroom 1**

11'7" x 9'7" (3.53m x 2.91m)

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

#### **Bedroom 2**

8'3" x 11'5" (2.51m x 3.49m)

Minimum measurement.

#### **Bedroom 3**

7'0" x 8'10" (2.13m x 2.70m)

Minimum measurement, plus built in wardrobe.

#### **Shower Room/ wc**

Modern white suite comprising corner shower cubicle, low flush wc and vanity wash hand basin. Tiled splashbacks and Feature splashwall.

### **First Floor**

#### **Landing**

Useful storage cupboard, as well as access to eaves storage.

#### **WC**

## **Bedroom 4**

11'3" x 14'8" (3.42m x 4.48m)

## **Outside**

### **Front**

Large hardstanding frontage allowing parking for several vehicles, with a large gravel area leading to the tandem car port. There is a feature boundary wall to the front, with an electric wooden gate and a pedestrian gate.

### **Side Hall**

### **Double Garage**

25'5" x 16'10" (7.74m x 5.14m)

Maximum measurement.

Power and light connected.

Eaves storage.

Double up and over door to front.

### **Tandem Car Port**

35'0" x 9'7" (10.66m x 2.91m)

Maximum measurement.

With up and over doors to the front and rear.

### **Rear Garden**

A large L-shaped rear garden with the majority being laid to lawn, with a path running along the rear of the property as well as to the rear of the garden, where the outside store is located.

### **Outside Store**

11'10" x 8'0" (3.61m x 2.45m)

Maximum measurement.

Up and over door to front.

### **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)

### **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.

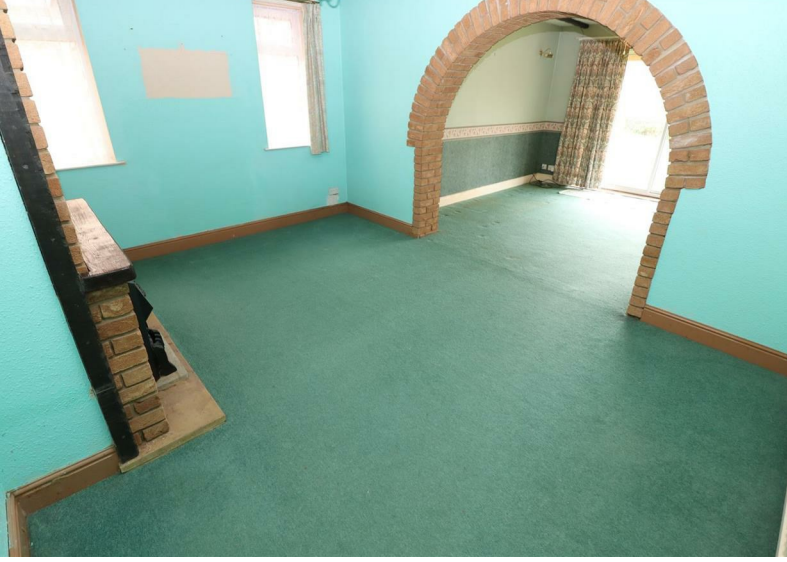
### **Floorplans**

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).

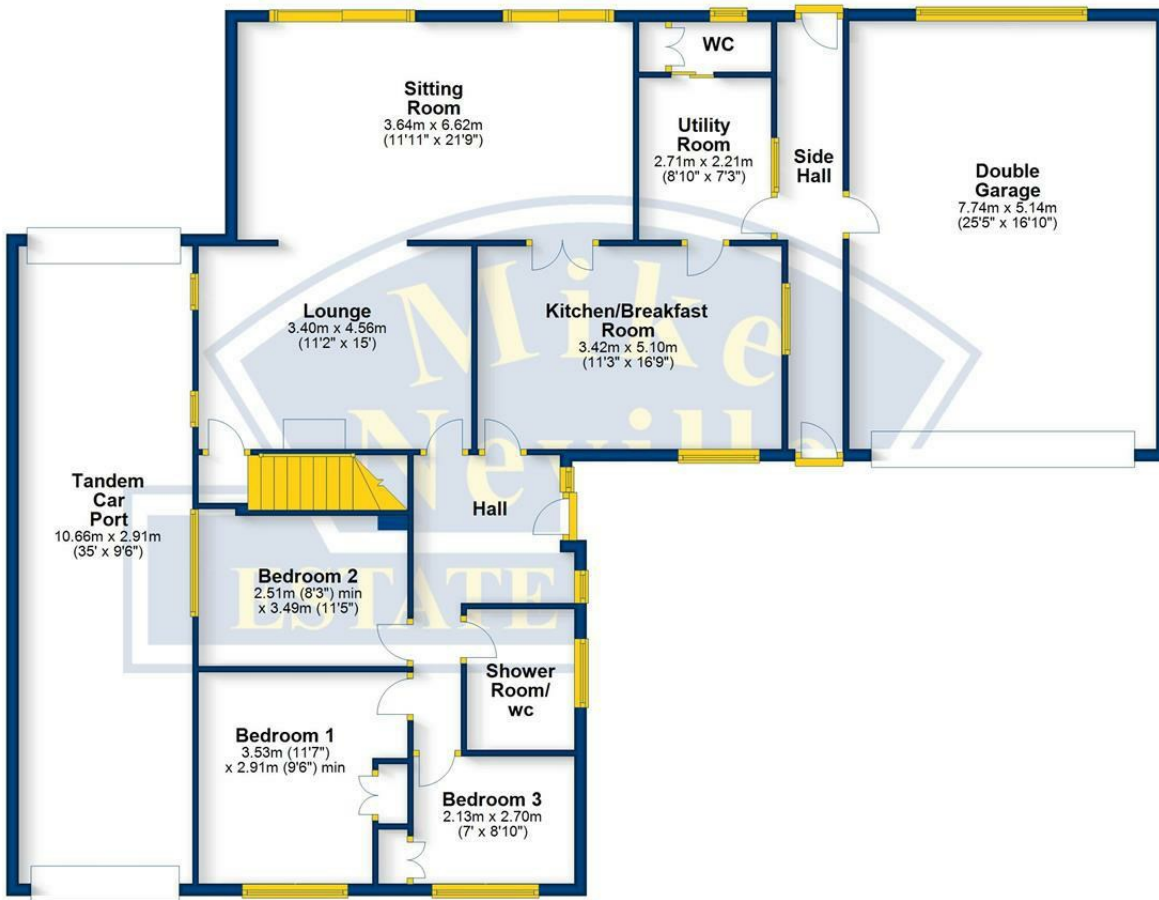






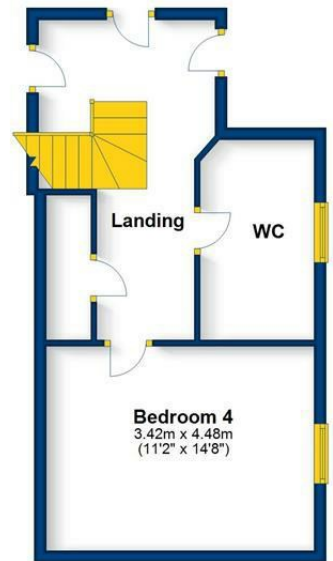
### Ground Floor

Main area: approx. 111.8 sq. metres (1203.9 sq. feet)  
Plus double garage, approx. 39.8 sq. metres (428.1 sq. feet)  
Plus car port, approx. 31.0 sq. metres (333.4 sq. feet)



### First Floor

Approx. 36.8 sq. metres (396.0 sq. feet)



Main area: Approx. 148.6 sq. metres (1599.9 sq. feet)

Plus double garage, approx. 39.8 sq. metres (428.1 sq. feet)  
Plus car port, approx. 31.0 sq. metres (333.4 sq. feet)











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