



**55 North Street, Rushden Northamptonshire NN10 6BU**  
**£425,000 Freehold**

We are delighted to offer for sale this unique and spacious Victorian detached house located within immediate walking distance of the Town Centre, and benefitting from a 41ft brick built outbuilding/garage, cellar and driveway parking for three vehicles. Internally, there are three large reception rooms which could have a multitude of uses, such as a formal sitting room, play room, family room, and home office to name but a few. Along with this, you have a modern fitted kitchen, a utility cloakroom, as well as an impressive hall that runs through the middle of the property with doors to the front and rear. To the first floor are four spacious double bedrooms, all of a similar size, therefore limiting any arguments over who has which bedroom!, along with a good size bathroom with a separate shower. This property truly has to be viewed to be fully appreciated.

- Unique detached house
- Kitchen & utility/cloakroom
- Driveway parking
- Energy Efficiency Rating - E51
- Four double bedrooms
- Cellar
- 41ft brick built outbuilding/garage
- Three spacious reception rooms
- Large bath/shower room
- Immediate walking distance to town centre & local amenities



### Location

The property 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 - E51

Certificate number - 0768-3038-7238-6651-9900

### Accommodation

#### Cellar 12'10" x 11'11" (3.92m x 3.64m)

Maximum measurement.

### Ground Floor

#### Hall

#### Utility/Cloakroom/ WC

Plus built in cupboard with space and plumbing for a washing machine and tumble dryer.

Low flush wc & vanity wash hand basin.

#### Lounge 12'11" x 12'1" (3.94m x 3.69m)

Plus bay window.

#### Sitting Room 13'1" x 12'1" (4.00m x 3.69m)

#### Dining Room 12'11" x 11'11" (3.94m x 3.64m)

Maximum measurement, plus bay window.

#### Kitchen 11'11" x 9'5" (3.63m x 2.87m)

Maximum measurement, plus cupboard, plus recess.

Modern kitchen with a range of base, wall and drawer units, all with a high gloss finish.

Stainless steel sink unit.

Oven, gas hob and extractor hood.

Built in dishwasher

Space for tall American style fridge/freezer

Wall mounted gas fired Worcester boiler concealed within cupboard.

### First Floor

#### Landing

Loft access.

#### Bedroom 1 13'0" x 12'1" (3.97m x 3.69m)

Maximum measurement.

#### Bedroom 2 13'0" x 12'1" (3.97m x 3.69m)

Maximum measurement.

#### Bedroom 3 13'0" x 11'11" (3.97m x 3.64m)

Maximum measurement.

#### Bedroom 4 13'0" x 9'6" (3.97m x 2.89m)

Maximum measurement.

### Bath/ Shower Room/ wc

Four piece modern white suite comprising panelled bath, separate shower cubicle, low flush wc and vanity wash hand basin. Benefiting from a heated towel rail and tiled splashbacks.

### Outside

#### Front

Pleasant frontage with brick built retaining walls and small screening, along with a block paved forecourt with small flower border.

#### Driveway Parking

For three vehicles, leading up to the brick built outbuilding/garage

#### Outbuilding/Garage 23'9" x 10'3" plus 17'11" x 10'3" (7.24m x 3.14m plus 5.48m x 3.14m)

Maximum measurements including WC. Plus a large side hall that runs alongside the majority of the outbuilding, which provides access to and from the rear garden, and into the main outbuilding and WC.

#### Rear Garden

Pleasant and fully enclosed rear garden, with a small patio across the immediate rear of the property, leading onto a main area of lawn and decking area with gazebo.

### Additional Information

Replacement PVC double glazed sash windows and doors.

Gas fired central heating.

### 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

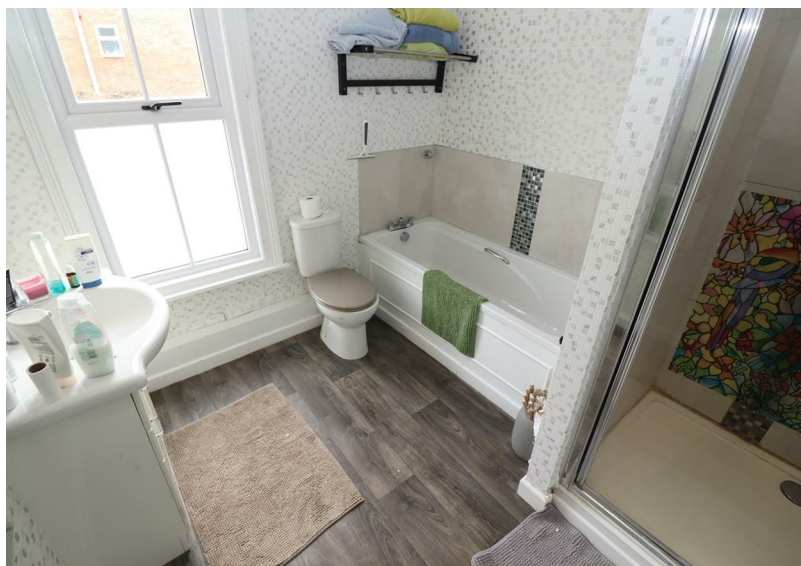
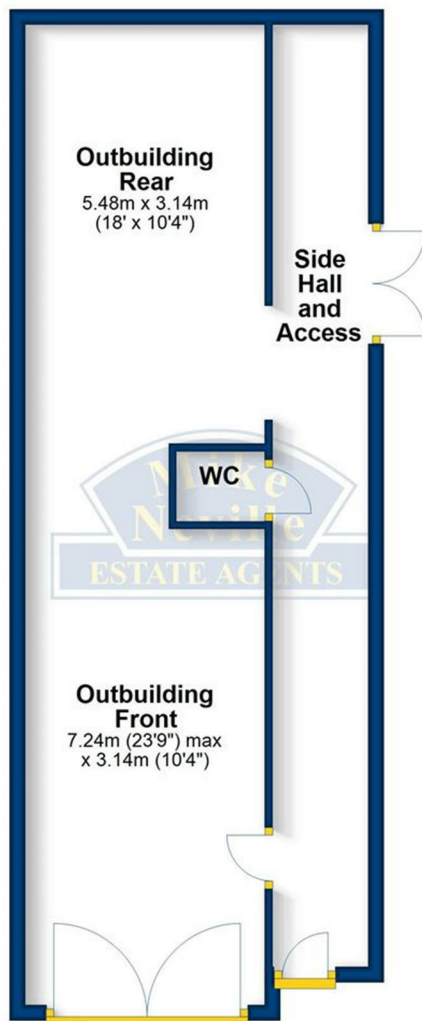
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.





**Ground Floor**

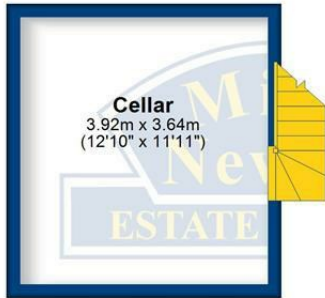
Approx. 57.0 sq. metres (613.4 sq. feet)



Total area: approx. 57.0 sq. metres (613.4 sq. feet)

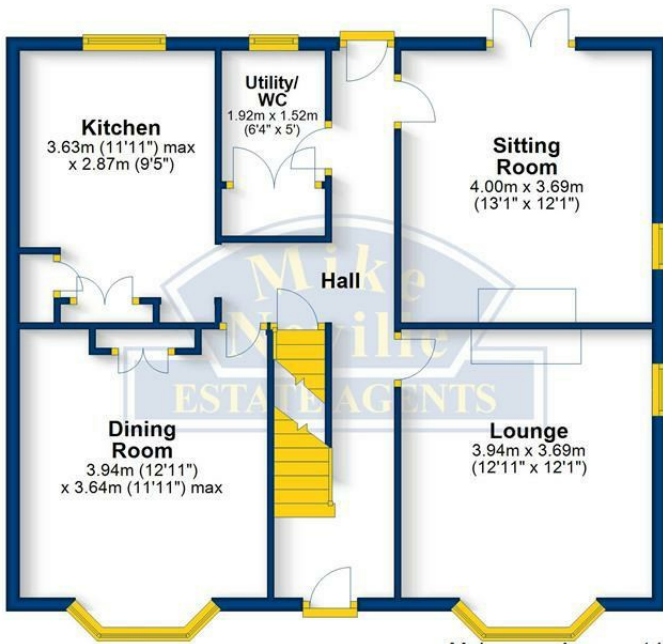
### Cellar

Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus cellar: approx. 14.3 sq. metres (153.6 sq. feet)



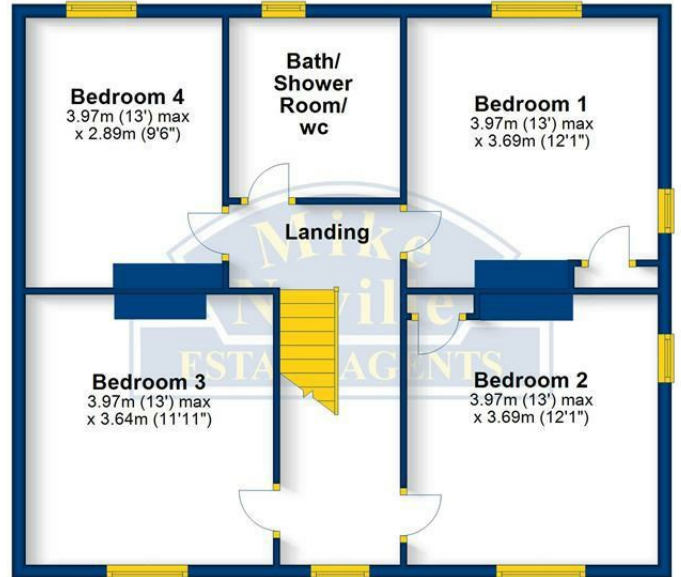
### Ground Floor

Approx. 75.2 sq. metres (809.4 sq. feet)



### First Floor

Approx. 74.7 sq. metres (803.8 sq. feet)



Main area: Approx. 149.9 sq. metres (1613.2 sq. feet)  
Plus cellar, approx. 14.3 sq. metres (153.6 sq. feet)



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