



**118a Newton Road, Rushden, Northamptonshire,
NN10 0HQ**

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£765,000 Freehold

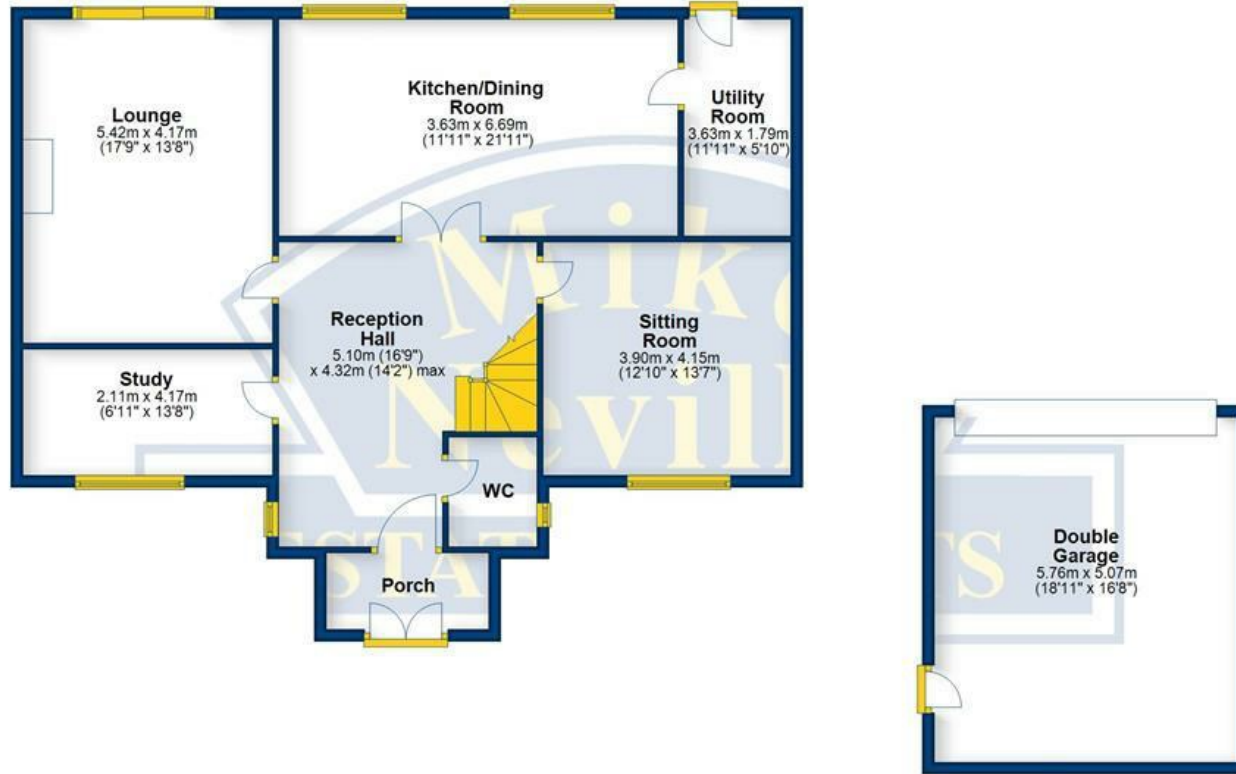


Welcome to this stunning executive detached house located on Newton Road in Rushden. This property boasts a generous 2,254sqft of gorgeous living space, perfect for a growing family or those who love to entertain. As you step inside, you are greeted by a large reception hall, leading on to several reception rooms, offering flexible living space. With five double bedrooms, there is ample room for everyone to have their own sanctuary within this charming home. The property features two luxurious shower rooms, ensuring convenience and comfort for all residents. Externally, the property occupies a large corner plot, to include large front and rear gardens, good size driveway with electric gates, detached double garage, covered rear terrace area, workshop and solar panels, not to mention the covered hot tub room with your very own large hot tub! Located in the heart of Rushden, this property offers both tranquillity and convenience, with local amenities and transport links within easy reach. Don't miss out on the opportunity to own this beautiful gem on Newton Road. Contact us today.

- **Rarely Available**
- **Viewing Advised**
- **Good Size Corner Plot**
- **Hot Tub and Hot Tub Room**
- **Double Garage and Off Road Parking Accessed Via Electric Gates**
- **A Must See Property**
- **Solar Panels**
- **Five Double Bedrooms**
- **Workshop**
- **Energy Efficiency Rating - C73**

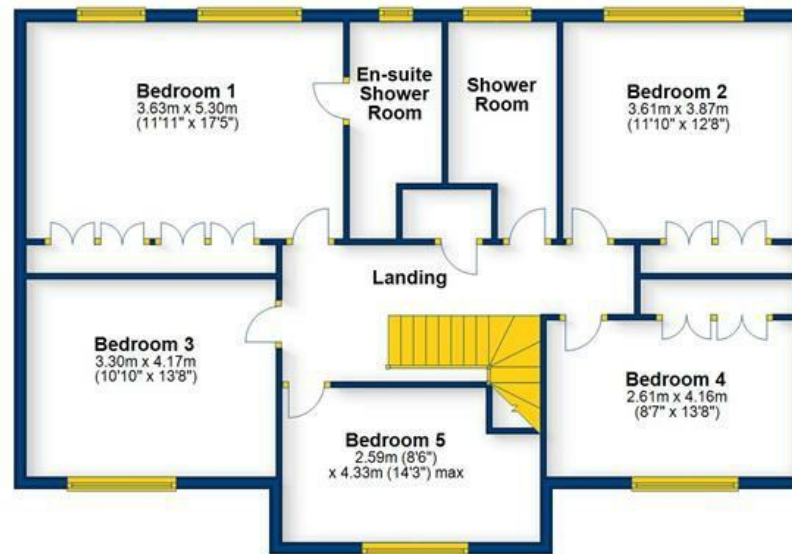
Ground Floor

Main area: approx. 106.9 sq. metres (1150.8 sq. feet)
Plus double garage, approx. 29.2 sq. metres (314.4 sq. feet)



First Floor

Approx. 102.5 sq. metres (1103.3 sq. feet)



Main area: Approx. 209.4 sq. metres (2254.1 sq. feet)

Plus double garage, approx. 29.2 sq. metres (314.4 sq. feet)

Location

The property can be found along Newton Road on the on the corner of Oswald Road. 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

F

Energy Rating

Energy Efficiency Rating - C73

Certificate number - 8966-7924-4650-7392-2992

Accommodation

Ground Floor

Entrance Porch

Reception Hall 16'9" x 14'2" (5.10m x 4.32m)

Maximum measurement.

Ground Floor Cloakroom / WC

Lounge 17'9" x 13'8" (5.42m x 4.17m)

Fireplace. Gas fire.

Study 6'11" x 13'8" (2.11m x 4.17m)

Sitting Room 12'10" x 13'7" (3.90m x 4.15m)

Kitchen / Dining Room 11'11" x 21'11" (3.63m x 6.69m)

Fitted appliances: Fridge. Freezer. Double electric oven. Five ring gas hob. Dishwasher. Wine cooler.

Utility Room 11'11" x 5'10" (3.63m x 1.79m)

Worcester gas fired boiler. Plumbing for washing machine.

First Floor

Landing

Access to a very large, half boarded loft space via loft ladder. Light connected. Airing cupboard with hot water cylinder.

Bedroom 1 11'11" x 17'5" (3.63m x 5.30m)

Plus built in wardrobes.

En-suite Shower Room / WC

Bedroom 2 11'10" x 12'8" (3.61m x 3.87m)

Plus built in wardrobes.

Bedroom 3 10'10" x 13'8" (3.30m x 4.17m)

Bedroom 4 8'7" x 13'8" (2.61m x 4.16m)

Plus built in wardrobes.

Bedroom 5 8'6" x 14'2" (2.59m x 4.33m)

Maximum measurement.

Family Shower Room / WC

Outside

Front

Corner plot. Fully enclosed, ensuing privacy. Large landscaped front garden. Front gate. Gate to rear garden.

Off Road Parking

Large electric gated access to large driveway. Side gate. Gate to front. Gate to rear garden.

Double Garage 18'10" x 16'7" (5.76m x 5.07m)

Maximum measurement. Power and light connected. Roof storage. Electric door to front. Side door.

Rear Garden

Fully enclosed, ensuing privacy. Large landscaped rear garden. Gate to driveway. Large covered terrace area. Garden shed.

Garden Store 19'8" x 6'5" (6.00m x 1.97m)

Maximum measurement. Power and light connected.

Hot Tub Room 14'10" x 14'7" (4.53m x 4.45m)

Maximum measurement. Hot tub.

Solar Panels

18 solar panels, owned with the property.

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.

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.















**Mike
Neville**
ESTATE AGENTS

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