



**66 Steeple Way, Rushden
Northamptonshire NN10 0UT
£259,950 Freehold**

An immaculate modern semi, well positioned in a corner plot, just off the A6 bypass, therefore ensuring convenience to the Town Centre, Rushden Lakes, Higham Ferrers and good local road links. One of the highlights of this lovely home is the landscaped plot and a good size garage with parking to the fore. Say goodbye to the hassle of searching for a parking space when you get in from work - here, you have your own dedicated spot, right at your doorstep! Offered with a short onward chain, with our vendor client already having reserved a ready-to-move-in-to property out of area. Immediate viewing advised.

- Sought After, Cul-De-Sac Location
- Ideal First Time Purchase or Buy to Let
- Conservatory
- Energy Efficiency Rating - B82
- Viewing Advised
- Three Bedrooms
- Ground Floor Cloakroom / WC
- Modern Property
- L - Shaped Living Room
- Garage & Off Road Parking



Location

Steeple Way can be found off Vicarage Road. The property is identified by our 'For Sale' board. Situated in a corner plot. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

C

Energy Rating

Energy Efficiency Rating - B82

Certificate number - 2548-0037-7371-2884-1994

Hall

Ground Floor Cloakroom / WC

Kitchen 8'10" x 7'10" (2.68m x 2.40m)

Wall mounted gas fired Potterton boiler. Appliances by way of: Tumble dryer. Washing machine. Electric oven. Gas hob. Extractor. Fridge/Freezer all included within sale.

Living Room 14'5" x 15'6" (4.39m x 4.72m)

Maximum measurement. Plus under stairs cupboard.

Conservatory 7'7" x 7'10" (2.32m x 2.40m)

Light connected.

Landing

Airing cupboard housing hot water cylinder. Access to a 1/4 boarded loft space.

Bedroom 1 12'5" x 8'9" (3.79m x 2.66m)

Bedroom 2 10'10" x 8'9" (3.30m x 2.66m)

Bedroom 3 7'1" x 6'7" (2.15m x 2.01m)

Bathroom / WC

Outside

Front

A landscaped front garden with front gate. Side access to the rear garden. Storage area behind the garage.

Parking space for one vehicle to the fore of the garage.

Single Garage 17'3" x 7'8" (5.28m x 2.36m)

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

Rear Garden

A landscaped rear garden. Fully enclosed.

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.mikeneville.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

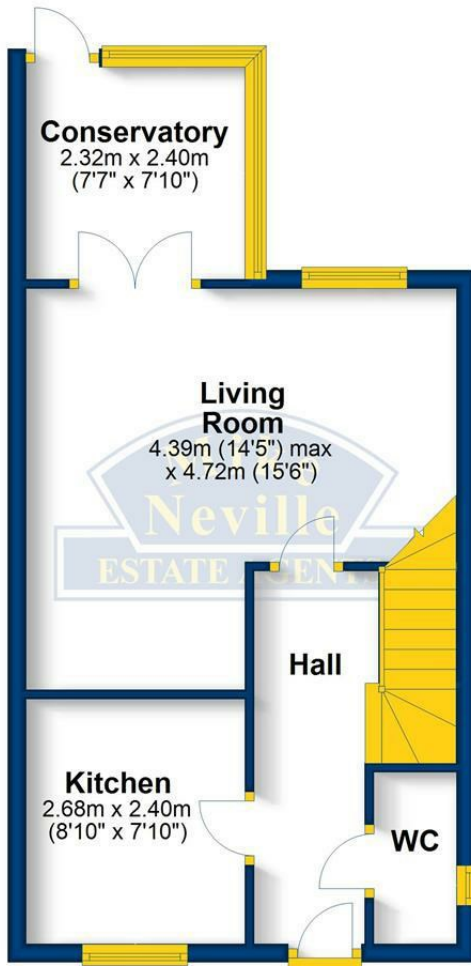
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make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





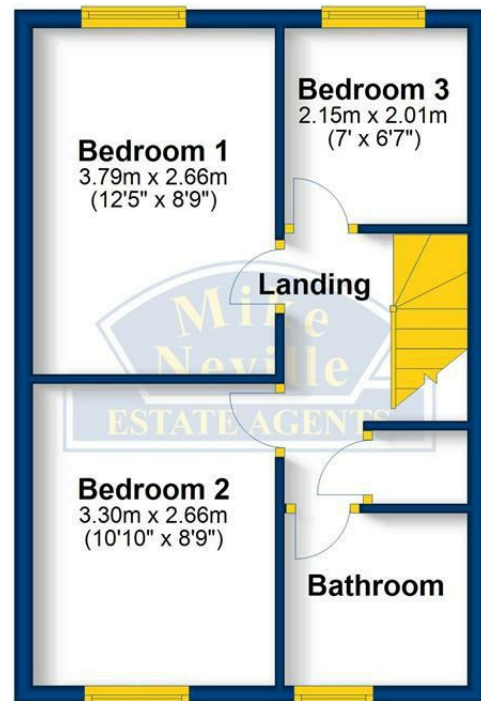
Ground Floor

Approx. 39.6 sq. metres (426.6 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.1 sq. feet)



Total area: approx. 73.9 sq. metres (795.7 sq. feet)