

**Mike
Neville**
ESTATE AGENTS



**14 Sandpiper Close, Rushden,
Northamptonshire, NN10 6FU**

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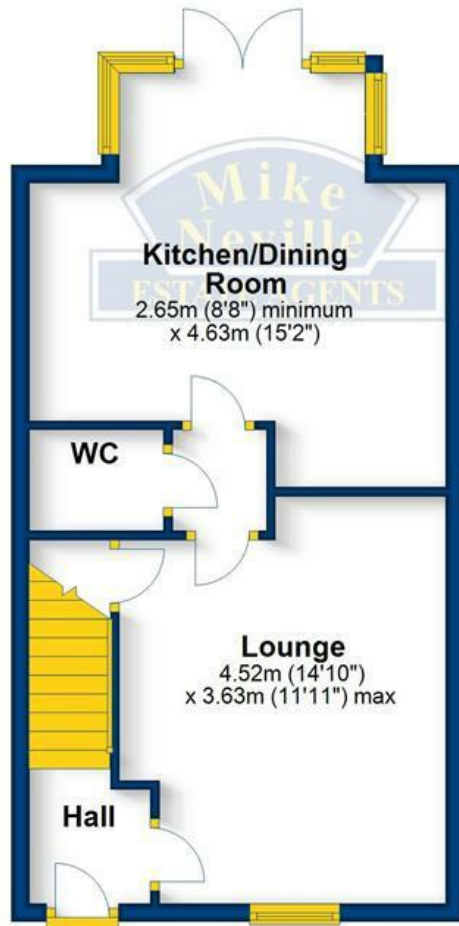
£335,000 Freehold

Constructed by messrs. Davidsons Homes during 2022 and now re-offered to the open market for sale is this spacious modern semi-detached town home situated on the edge of Rushden / Higham Ferrers with the Market Town Centre, Rushden Lakes and good access to major road links all close by. Boasting a master bedroom with air conditioning, a dressing room and en-suite shower room, two further double bedrooms, 4-piece family bathroom and two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. Spanning across 1,066 sqft, this lovely home offers a comfortable living space for you to make your own. The property features a fully enclosed rear garden overlooking a large open green space, with home office within the garden, perfect, if working from home. In addition, there is parking provided for two vehicles to the fore of the property. Located in a peaceful neighbourhood, this house provides a tranquil retreat from the hustle and bustle of everyday life. Don't miss the opportunity to view at the earliest opportunity.

- **Davidsons Homes Constructed during 2022**
 - **Immediate Viewing Advised**
 - **Air Conditioning To Master Bedroom**
 - **Home Office**
 - **Off Road Parking For Two Vehicles**
- **Immaculate Condition Throughout**
- **Master Bedroom With Dressing Room & En-Suite Shower Room**
 - **Ground Floor Cloakroom / WC**
- **Private, Fully Enclosed Rear Garden, with Lovely Rear Views**
- **Energy Efficiency Rating - B85**

Ground Floor

Main area: approx. 35.5 sq. metres (382.2 sq. feet)
Plus home office, approx. 6.6 sq. metres (71.4 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.8 sq. feet)



Second Floor

Approx. 26.5 sq. metres (284.8 sq. feet)



Main area: Approx. 99.0 sq. metres (1065.8 sq. feet)

Plus home office, approx. 6.6 sq. metres (71.4 sq. feet)

Location

Sandpiper Close can be found off Pochard Street, which in turn can be found off Northampton Road. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

C

Energy Rating

Energy Efficiency Rating - B85

Certificate number - 0300-3721-7060-2922-4155

Estate Charge

We have been advised by the current Owners that there is an Estate Charge. This is to help fund the provision of services and to carry out repairs and maintenance on the estate where the property is situated.

We have been advised that the amount payable is £145.00 Per Annum.

The estate charge is not for repairs or maintenance to your individual property but is for services that benefit the estate as a whole, such as street or car park lighting and the maintenance of communal areas, for example, playgrounds.

Accommodation

Ground Floor

Hall

Lounge 14'10" x 11'11" (4.52m x 3.63m)

Maximum measurement, plus under stairs cupboard.

Inner Hall

Ground Floor Cloakroom / WC

Kitchen / Dining Room 8'8" x 15'2" (2.65m x 4.63m)

Minimum measurement, plus recess, plus large bay window & doors to rear garden. Wall mounted Ideal gas fired boiler, concealed in cupboard. Fitted electric oven, grill and microwave combination (in one) plus additional electric oven. Gas hob. Extractor. Fridge. Freezer. Dishwasher. Space and plumbing for washing machine.

First Floor

Landing

Linen cupboard.

Bedroom 2 9'0" x 15'3" (2.75m x 4.66m)

Maximum measurement.

Bedroom 3 10'5" x 8'4" (3.17m x 2.53m)

Bath / Shower Room / WC

Second Floor

Bedroom 1 11'11" x 15'1" (3.64m x 4.60m)

Maximum measurement, including stairs.

Air conditioning.

Fitted wardrobes.

Dressing Area 7'3" x 4'10" (2.22m x 1.48m)

Fitted wardrobes.

En-Suite Shower Room / WC

Outside

Front

Off road parking for two vehicles to the immediate fore of the property.

Side gated access into rear garden.

Rear Garden

A fully enclosed rear garden, with very pleasant views to the rear.

Home Office 9'6" x 7'6" (2.89m x 2.29m)

Two windows to side, double doors. Power and light connected.

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

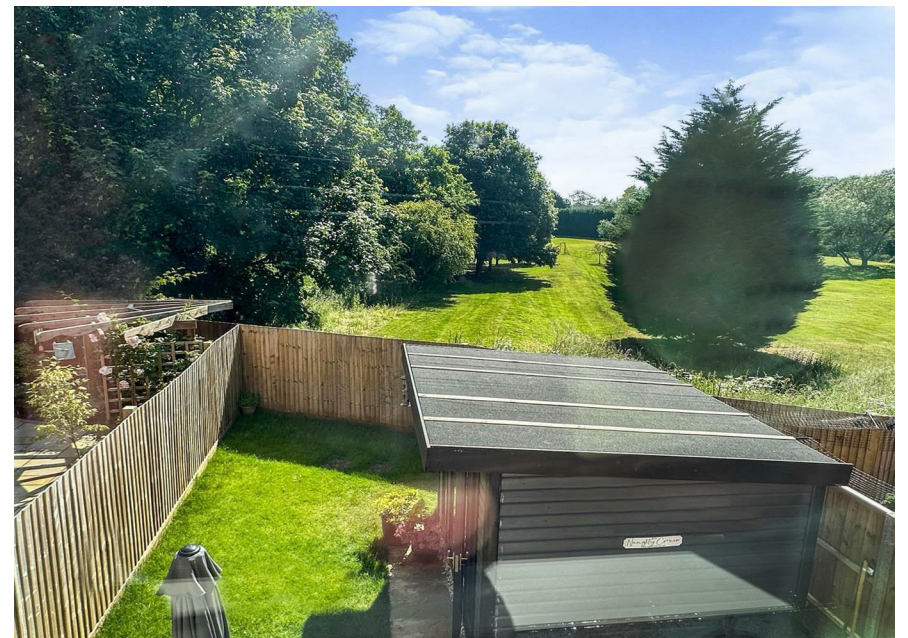
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