

The logo for Mike Neville Estate Agents is located in the top right corner. It consists of a dark blue, arched banner with a white border containing the name 'Mike Neville' in a yellow, serif font. Below this banner is a dark blue rectangular box with a white border containing the words 'ESTATE AGENTS' in a yellow, sans-serif font.

**Mike
Neville**
ESTATE AGENTS



11 Hensman Close, Rushden, Northamptonshire, NN10 9FA

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Offers in the region of £330,000 Freehold

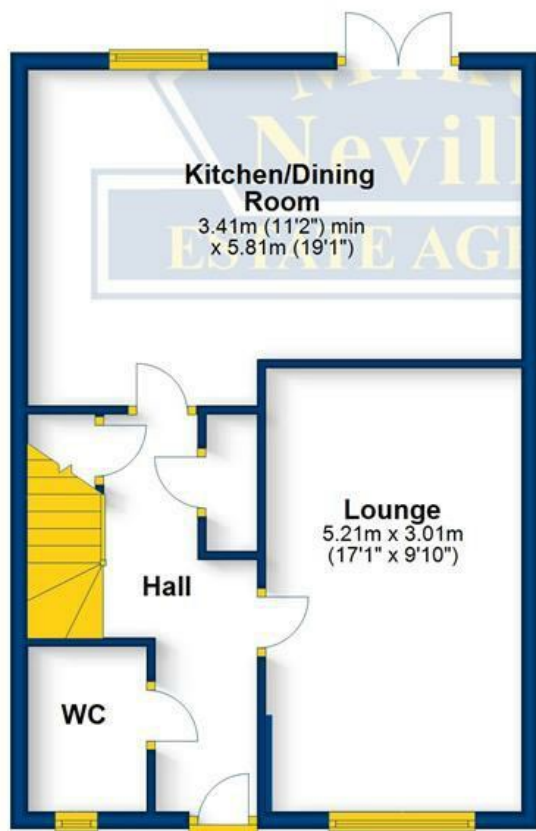
**No Onward Chain* Welcome to this charming detached house located in this desirable residential location. This modern property boasts a separate lounge and a good size open plan kitchen/dining room, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms and two bathrooms, there is ample space for a growing family. Spanning over 1,099 sqft, this house offers a comfortable and spacious living environment. The property's modern age ensures that you can enjoy contemporary amenities and a stylish interior design. Don't miss the opportunity to make this house your home and enjoy the tranquillity of the the landscaped rear garden, while still being close to all the amenities Rushden has to offer.*

- No Onward Chain
- Walking distance to Southend Infants and Junior School
- Three Bedrooms
- Modern Open Plan Kitchen/Dining Room With Fitted Appliances
- Large Garage & Off Road Parking
- Ideal Family Home - Cul-De-Sac Location
- Walking Distance To All Local Amenities
- En-Suite To Master Bedroom & Separate Family Bathroom
- Private, landscaped Rear Garden
- Energy Efficiency Rating - B84

Ground Floor

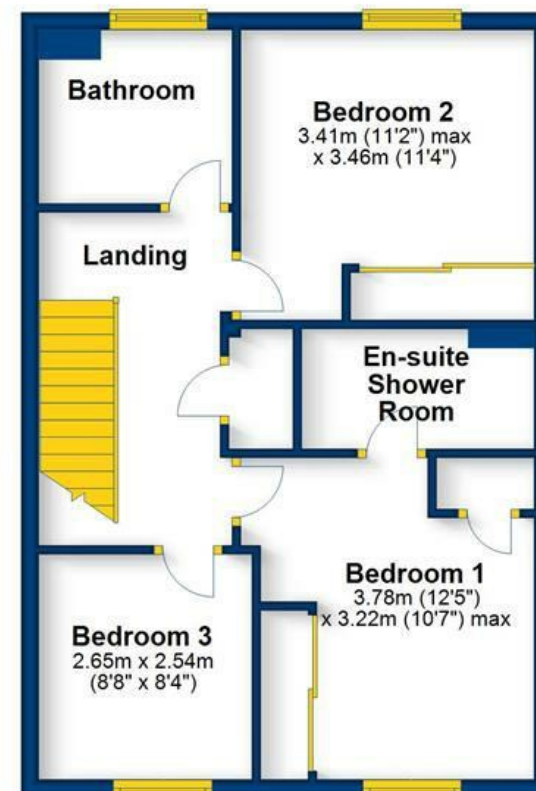
Main area: approx. 50.6 sq. metres (544.9 sq. feet)

Plus garage, approx. 19.4 sq. metres (208.6 sq. feet)



First Floor

Approx. 51.5 sq. metres (553.9 sq. feet)



Main area: Approx. 102.1 sq. metres (1098.8 sq. feet)

Plus garage, approx. 19.4 sq. metres (208.6 sq. feet)

Location

Off Wymington Road, Hensman Close can be found off The Drive and Catlin Way. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

D

Energy Rating

Energy Efficiency Rating - B84

Certificate number - 0288-8086-7376-3593-3974

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 £254.50 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.

Hall

Ground Floor Cloakroom / WC

Lounge 17'1" x 9'11" (5.21m x 3.01m)

Kitchen / Dining Room 11'2" x 19'1" (3.41m x 5.81m)

Minimum measurement, plus door recess.

Spacious modern kitchen benefiting from a range of base, wall and drawer units, all in a high gloss finish.

Wall mounted gas fired Vaillant boiler concealed within cupboard. Serviced January 2024.

Built in dishwasher.

Built in washing machine.

Built in tall fridge freezer.

Built in wine cooler.

Landing

Airing cupboard housing hot water cylinder.

Loft access.

Bedroom 1 12'5" x 10'7" (3.78m x 3.22m)

Maximum measurement, plus door recess.

En-suite Shower Room / WC

Modern suite comprising double shower cubicle, pedestal wash hand basin and low flush wc. Heated towel rail.

Bedroom 2 11'2" x 11'4" (3.41m x 3.46m)

Maximum measurement.

Bedroom 3 8'8" x 8'4" (2.65m x 2.54m)

Bathroom / WC

Modern white suite comprising panelled bath with a separate shower over, low flush wc and pedestal wash hand basin, with feature tiled splashbacks to water sensitive areas. Electric shaver point.

Outside

Front

Well kept frontage with a path to the front door, with a hedgerow border. Side gated access to rear garden.

Driveway Parking

For two vehicles in front of the garage.

Garage 19'9" x 10'7" (6.02m x 3.22m)

Maximum internal measurement.

Rear Garden

Superb landscaped rear garden with an array of borders, surrounding the central artificial turf, with a small patio area across the rear of the property, and extending to the left hand side, which allows for any sun worshipers to enjoy the sun at various points throughout the day.

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.















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