



**39a Glassbrook Road, Rushden
Northamptonshire NN10 9TG
Offers in excess of £280,000 Freehold**

WELL PRICED, TO SELL A modern, detached family home, constructed in 2006 by Messrs Stamford Homes to the 'Ashley' design, and situated on a corner plot on a small development in a convenient location. Good family accommodation is provided by way of four bedrooms, two bathrooms, living room, kitchen/dining room, utility area and ground floor cloakroom/WC. Externally, there is an enclosed garden and off road parking for several vehicles, by way of a car port and further parking to the side of the property. No onward chain. Early viewing advised.

- No Onward Chain
- En-Suite To Master Bedroom
- Ground Floor Cloakroom / WC
- Energy Efficiency Rating - C75
- All Local Amenities Within Walking Distance
- Lounge With Bay Window
- Rear Garden
- Four Bedrooms
- Utility Area
- Good Off Road Parking and Car Port



Location

Situated just off Glassbrook Road, towards the Wellingborough Road end of Glassbrook Road (rather than the Irchester Road end). 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 - C75

Certificate number - 0862-2885-7724-2900-6541

Hall

Cupboard.

Living Room 8'6" x 15'3" (2.59m x 4.66m)

Plus square bay window.

Kitchen / Dining Room 9'6" x 15'3" (2.89m x 4.66m)

Wall mounted gas fired boiler. Electric oven. Gas hob. Extractor hood.

Utility Area 3'5" x 7'2" (1.05m x 2.18m)

Space and plumbing for washing machine.

Ground Floor Cloakroom / WC

Landing

Airing cupboard housing hot water cylinder.

Bedroom 1 8'6" x 12'8" (2.59m x 3.87m)

Plus fitted wardrobe.

En-suite Shower Room / WC

Bedroom 2 11'8" x 8'6" (3.56m x 2.60m)

Loft access. Double doors to Juliet Balcony.

Bedroom 3 10'5" x 8'11" (3.17m x 2.72m)

Maximum measurement, plus door recess, including fitted wardrobe.

Bedroom 4 7'5" x 8'6" (2.25m x 2.60m)

Bathroom / WC

Outside

Front

Corner plot. Areas of front and side garden.

Off Road Parking

Large off road parking area to the side of the property.

Car Port

Double gates to front. Open plan to the rear, to the rear garden. Door to / from utility room.

Rear Garden

Fully enclosed and providing privacy.

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).

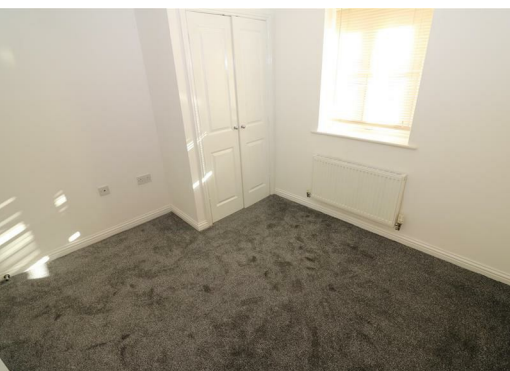
Floorplans

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

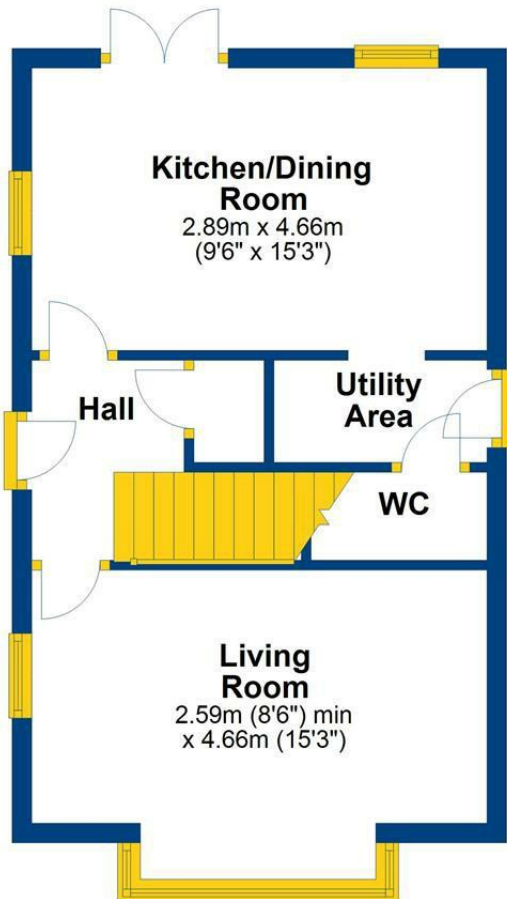
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make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





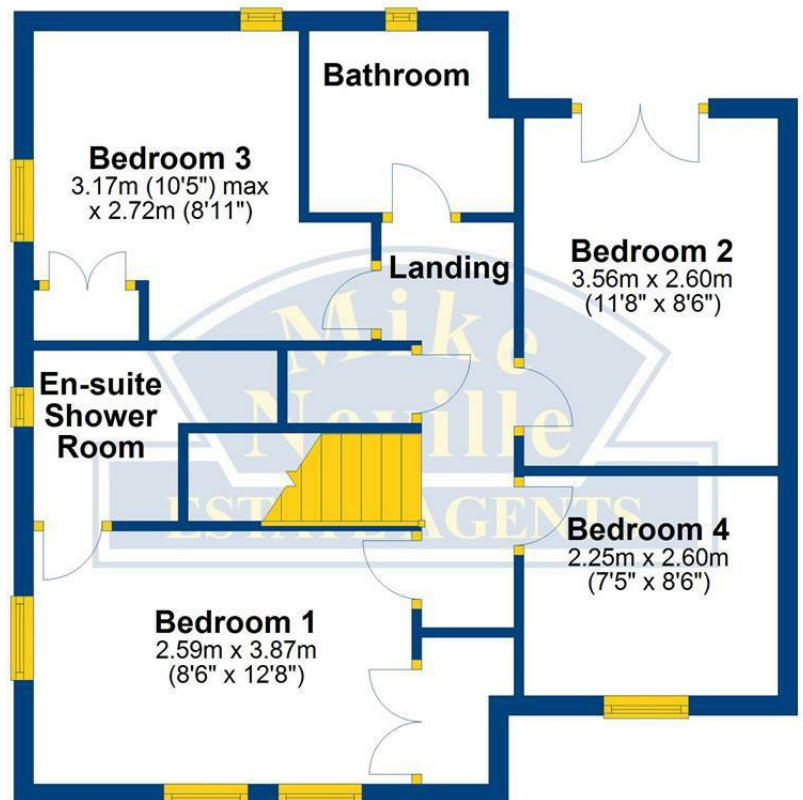
Ground Floor

Approx. 36.7 sq. metres (394.9 sq. feet)



First Floor

Approx. 53.4 sq. metres (574.6 sq. feet)



Total area: approx. 90.1 sq. metres (969.5 sq. feet)