



**11 Peck Way, Rushden
Northamptonshire NN10 6BD
£280,000 Freehold**

Offered to the market for sale in immaculate condition throughout is this fabulous four bedroom, three storey town house, situated in a cul-de-sac location. This versatile accommodation represents an ideal family home, having two separate reception rooms, a fantastic fully refitted kitchen/breakfast room with a large array of storage, a conservatory addition, and externally a low maintenance rear garden, garage and off road parking. Contact ourselves today to arrange a viewing.

- Walking distance to Junior & Senior Schools, & all local amenities
- Superb refitted dark grey high gloss kitchen
- Ground floor cloakroom
- Energy Efficiency Rating - C73
- Ideal Family Home with versatile accommodation over three floors
- Conservatory addition
- Fully Enclosed Rear Garden
- Cul-de-sac location
- Four bedrooms with en-suite to master
- Garage & Off Road Parking



Location

Peck Way can be found off Higham Road with the property being found in a cul-de-sac location on the left hand side, once into Peck Way. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Selling Agents on 01933 316316.

Council Tax Band

D

Energy Rating

Energy Efficiency Rating - C73

Certificate number - 2809-3048-4207-0235-1204

Accommodation

Ground Floor

Hall

Ground Floor Cloakroom / WC

Low flush wc, pedestal wash hand basin and half tiled surrounds.

Dining Room 11'7" x 8'1" (3.52m x 2.47m)

Kitchen / Breakfast Room 14'11" x 14'11" (4.55m x 4.55m)

Maximum measurement.

Superb and completely refitted kitchen installed in 2022, finished in a dark grey high gloss finish, featuring an array of storage, base, wall and drawer units, along with numerous fitted appliances and a breakfast bar.

Built in double oven.

Built in gas hob and extractor hood.

Built in washing machine.

Built in dishwasher.

Space for 'American' style fridge/freezer.

Opening through to the conservatory

Conservatory 11'2" x 9'2" (3.41m x 2.8m)

Featuring a glass roof.

First Floor

Landing

Airing cupboard housing hot water cylinder.

Lounge 12'6" x 14'11" (3.80m x 4.55m)

Maximum measurement.

Bedroom 1 12'0" x 8'6" (3.65m x 2.58m)

Maximum measurement, plus built in wardrobe.

En-suite Shower Room / WC

Modern white suite comprising a corner shower cubicle, low flush wc and pedestal wash hand basin, with tiled splashbacks to water sensitive areas.

Landing

Useful storage cupboard.

Bedroom 2 11'11" x 8'6" (3.64m x 2.58m)

Plus built in wardrobe.

Bedroom 3 10'0" x 8'6" (3.04m x 2.58m)

Plus built in wardrobe.

Bedroom 4 9'0" x 6'3" (2.75m x 1.90m)

Bathroom / WC

White suite comprising a panelled bath, pedestal wash hand basin and low flush wc, with tiled surrounds to water sensitive areas.

Outside

Front

Small gravel frontage and path.

Rear Garden

Low maintenance featuring a small gravel and patio area, a bark border and a patch of ground that could be turfed or turned into a planted border, along with two feature trees that provide a degree of privacy in the warmer months of the year.

Parking

To the front of the garage

Garage 16'4" x 8'3" (5.00m x 2.53m)

Maximum measurement.

Up and over door to front. NO power or light connected due to the garage being situated in a block of three, with this property's being the middle garage.

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

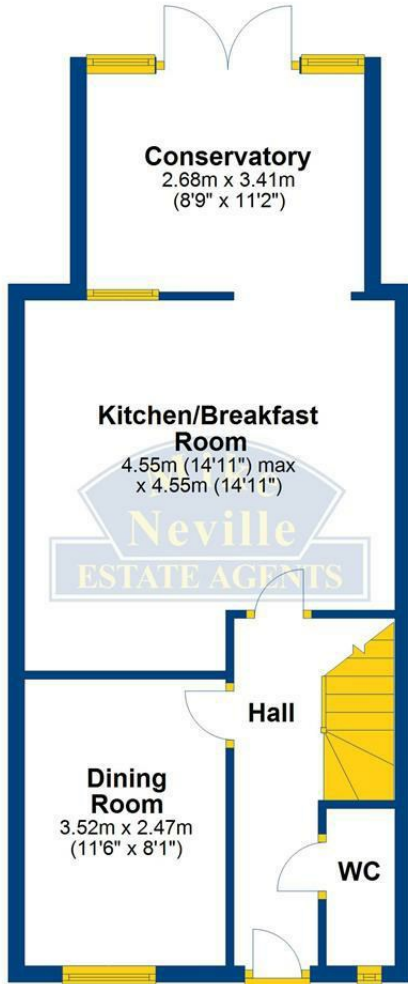
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make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





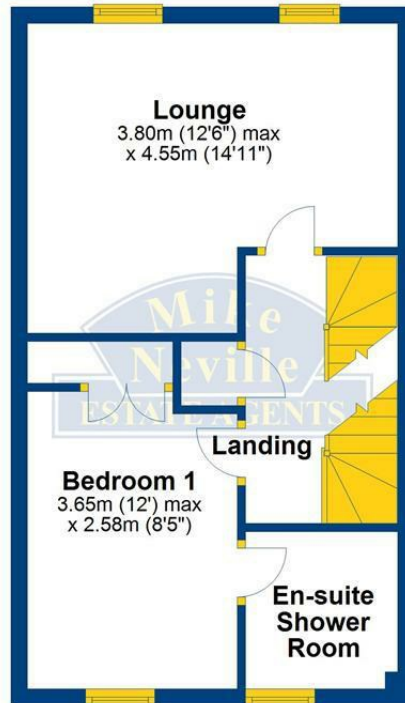
Ground Floor

Approx. 46.6 sq. metres (501.4 sq. feet)



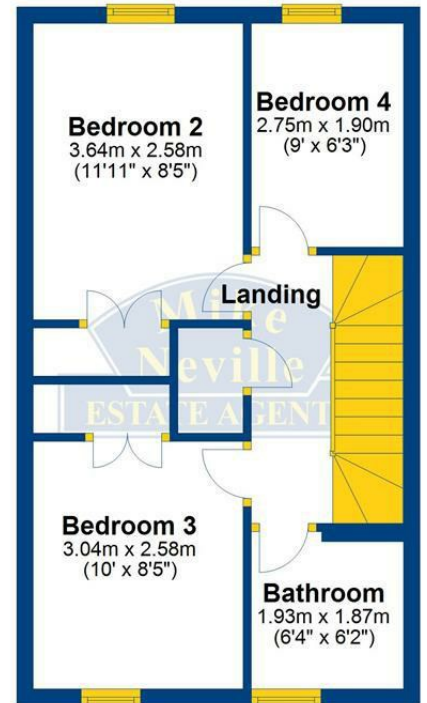
First Floor

Approx. 37.1 sq. metres (399.4 sq. feet)



Second Floor

Approx. 37.2 sq. metres (400.4 sq. feet)



Total area: approx. 120.9 sq. metres (1301.2 sq. feet)