



**79 Wellingborough Road, Rushden
Northamptonshire NN10 9YG
Offers in excess of £525,000 Freehold**

**** SWIMMING POOL **** A most eye-catching and very impressive extended, mature, detached family home, situated in a well established residential area, within walking distance of the main Town Centre. Only upon viewing will one truly appreciate all that this property has to offer, in terms of the overall condition, space and adaptable accommodation on offer. Externally, the overall plot is of a particularly good size, with extensive off-road parking to the front, side and rear, stunning landscaped rear garden with swimming pool and with rear vehicular access off St Margarets Avenue, there is the additional benefit of a double garage. No onward chain.

- No Onward Chain
- Four Bedrooms plus Loft Room
- Extensive Off-Road Parking
- Energy Efficiency Rating - D60
- Viewing Essential
- Two Bathrooms
- Enclosed Rear Garden With Swimming Pool and Double Garage
- Spacious and Adaptable Accommodation
- Home Office / Bedroom 5 / Home Gym and Annexe Potential
- Gas Radiator Central Heating & PVC Double Glazing

Location

Situated on the Wellingborough Road, in between the turnings into St Marys Avenue and St Margarets Avenue. Viewings should be made strictly via ourselves the Selling Agents on 01933 316316.

Council Tax Band

E

Energy Rating

Energy Efficiency Rating - D60

Certificate number - 8402-8044-6329-4607-7763

Accommodation

Ground Floor

Porch

Entrance Hall

Useful cloaks cupboard and under stairs storage.

Lounge 13'0" x 12'6" (3.95m x 3.80m)

Maximum measurement, plus bay window. Recess cupboards and fireplace.

Dining Room 11'11" x 12'6" (3.64m x 3.80m)

Maximum measurement, plus bay window.

Kitchen / Breakfast Room 25'7" x 7'9" (7.81m x 2.35m)

Fitted appliances to include oven. Microwave oven. Hob. Extractor. Dishwasher. Fridge. Freezer.

Utility Room 6'6" x 9'0" (1.97m x 2.75m)

Minimum measurement, plus door recess.

Ideal Logic wall mounted gas fired boiler, serviced 7/8/23.

Plumbing and space for appliances.

Ground Floor Cloakroom / WC

Home Office / Bedroom 5 / Home Gym 12'2" x 10'11" (3.72m x 3.33m)

N.B - Annexe Potential

The office, utility room and ground floor cloakroom could be used as an annexe, with access from both the property and the rear garden.

First Floor

Landing

Bedroom 1 13'0" x 10'10" (3.95m x 3.30m)

Minimum measurement, plus built in wardrobes.

En-suite Shower Room / WC

Underfloor heating.

Bedroom 2 8'5" x 10'6" (2.56m x 3.20m)

Plus built in wardrobes, plus bay window.

Bedroom 3 15'7" x 7'7" (4.74m x 2.31m)

Plus built in wardrobes.



Bedroom 4 8'5" x 9'1" (2.56m x 2.78m)

Maximum measurement, including built in wardrobes.

Bathroom / WC

Underfloor heating.

Useful cupboard.

Jacuzzi style bath with shower over.

Second Floor

Loft Room 14'11" x 9'10" (4.55m x 2.99m)

Maximum measurement. Useful eves storage.

Outside

Front

Driveway approach providing extensive off-road parking. Boundary wall and large electric gate.

Side gated access.

Side

Again, providing extensive off-road parking.

Rear

Of a good width and depth, having been fully landscaped.

Swimming Pool 24'11" x 12'0" approx. (7.62m x 3.66m approx.)

With a depth of approx. 4'0" (1.22m).

Double Garage 16'11" x 16'0" approx. (5.18m x 4.88m approx.)

Access off St Margarets Avenue. Double door to front. Power and light connected. Personal door to rear garden. The rear of the property and double garage are accessed off St Margarets Avenue. On turning up St Margarets Avenue, off the Wellingborough Road, take your left turning behind No. 81 Wellingborough Road and follow the private roadway along until reaching the double garage and rear gate for No. 79 on the left-hand side.

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

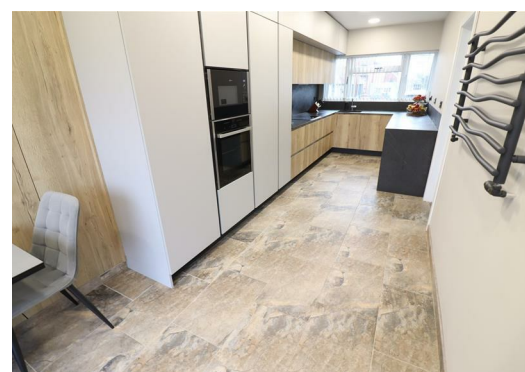
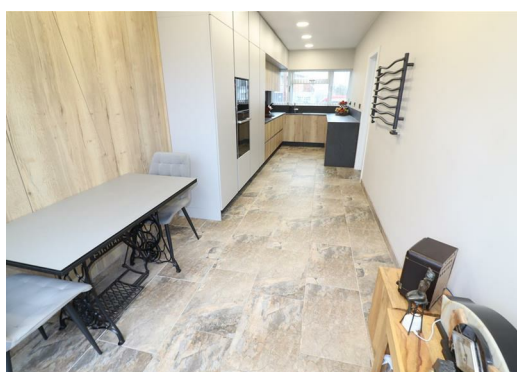
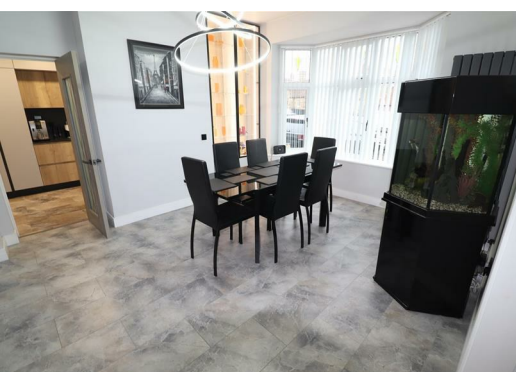
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

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.

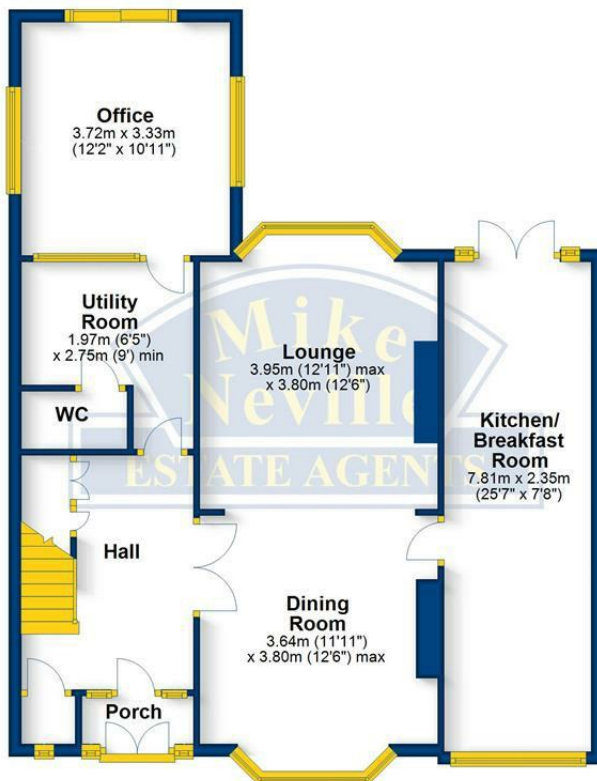
Disclaimer

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.



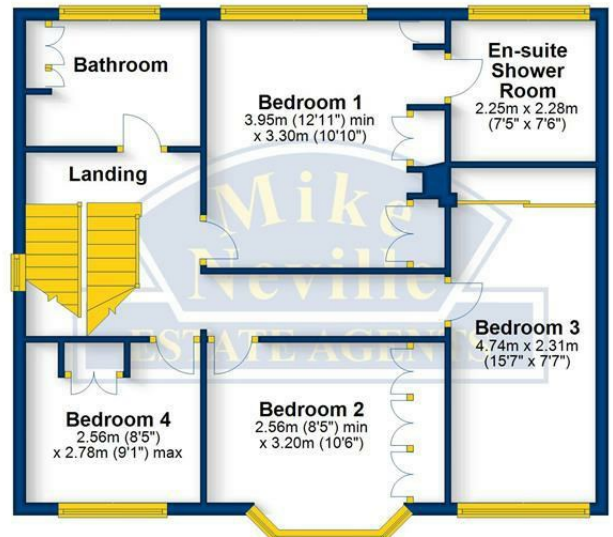
Ground Floor

Approx. 83.7 sq. metres (900.6 sq. feet)



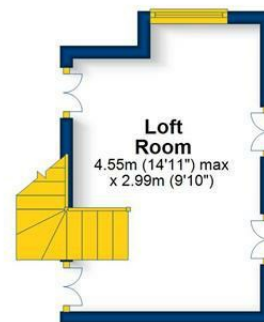
First Floor

Approx. 70.3 sq. metres (756.6 sq. feet)



Second Floor

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus loft room, approx. 13.0 sq. metres (139.8 sq. feet)



Main area: Approx. 154.0 sq. metres (1657.2 sq. feet)
Plus loft room, approx. 13.0 sq. metres (139.8 sq. feet)