



**445 Newton Road, Rushden
Northamptonshire NN10 0SX
Price £385,000 Freehold**

We are delighted to offer for sale, with no onward chain, this spacious, two/three bedroom, detached bungalow, situated within a semi-rural location and overlooking fields to the rear. The property offers adaptable accommodation, with there being four/three reception areas, as well as the two/three bedrooms, with the potential of the layout to be changed to suit any buyers needs. Externally, you will find a large, well established rear garden and ample off road parking leading up to a substantial garage/workshop. Early viewing advised.

- No Onward Chain
- Adaptable accommodation
- Large driveway with parking for several vehicles
- Energy Efficiency Rating - E46
- Views over fields to the rear
- Two/Three Bedrooms and Four/Three reception areas
- Large rear garden
- Semi-Rural Location
- Immediate Viewing Advised
- Very Large Garage / Workshop



Location

The property is located on the upper part of Newton Road, that runs from the A6 through to Newton Bromswold and is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

C

Energy Rating

Energy Efficiency Rating - E46

Certificate number - 4117-5165-3002-0004-3702

Accommodation

Hall

Loft access.

Lounge 9'5" x 11'6" (2.87 x 3.51)

Plus bow window.

Sitting Room 9'5" x 11'6" (2.88 x 3.51)

With double doors to the rear garden.

Bedroom 1 9'5" x 11'4" (2.87 x 3.45)

Plus bow window.

Dining Room 9'5" x 15'4" (2.88 x 4.67)

Conservatory 8'0" x 9'0" (2.45 x 2.74)

Kitchen 10'11" x 7'5" (3.33 x 2.26)

Absolute minimum measurement, plus walkway area and cupboard.

Wall mounted gas fired Baxi combination boiler.

Space for tall fridge/freezer.

Space and plumbing for washing machine.

Built in oven.

Built in ceramic hob.

1 1/2 bowl stainless steel sink unit.

Shower Room/ wc

White suite comprising low flush wc, pedestal wash hand basin and shower cubicle, with full tiled surrounds.

Utility Room 7'3" x 8'10" (2.20 x 2.70)

Space and plumbing for tumble dryer.

Bedroom 2 10'0" x 8'8" (3.06 x 2.63)

With double doors to the rear garden.

N.B.

The utility room and bedroom 2 are an extension to the bungalow and are not of solid brick construction.

Outside

Front

Driveway Parking

Large hardstanding and gravel area enabling parking for several vehicles. Gated access to rear.

Large Garage & Workshop 43'11" x 10'11" (13.39 x 3.34)

Absolutely maximum measurement.

Large garage with double doors to the front, extending into a workshop area with access into the rear garden.

Power and light connected.

Rear Garden

Landscaped rear garden featuring well cared for plants, hedges, trees and lawned area, in addition to several seating and decking areas.

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

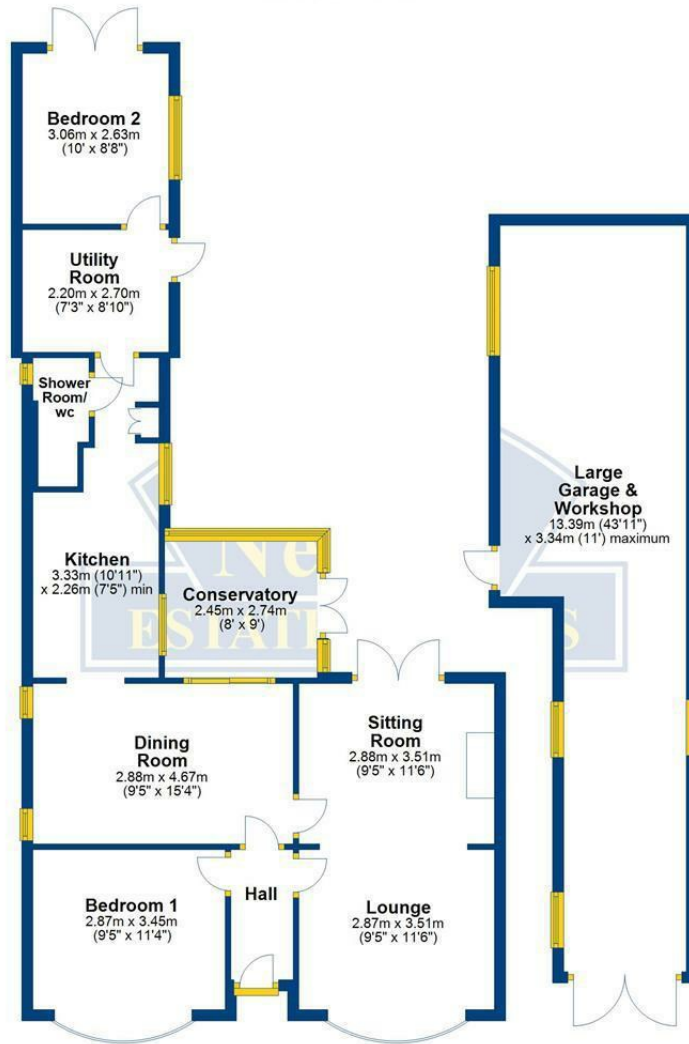
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Ground Floor

Main area: approx. 83.4 sq. metres (897.9 sq. feet)
Plus garage & workshop, approx. 37.1 sq. metres (398.9 sq. feet)



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