



**21 Fern Road, Rushden
Northamptonshire NN10 6AU
Price £399,950 Freehold**

Don't judge a book by it's cover! The same has to be said here with this simply STUNNING EXTENDED SEMI with far more accommodation and space than one would initially expect (some 1,566 sqft). Situated on the highly sought after Fern Road, this home represents an exceptional opportunity for families seeking a spacious and comfortable home. Being in immaculate condition throughout, with a beautiful open plan kitchen/family room and five spacious bedrooms, this property must be viewed to be fully appreciated.

- Immaculate condition throughout
- Very large open plan kitchen/dining/family room opening through to good size lounge
- Gas radiator central heating via modern boiler
- Energy Efficiency Rating - C73
- Five good size family bedrooms (4 double and 1 single)
- Ground floor cloakroom/WC, Utility Room
- Garage, plus driveway parking
- Modern contemporary bathroom/WC
- PVC double glazing
- Good size, private rear garden



Location

Fern Road can be found just off Wellingborough Road close to the edge of town, with great access to Rushden Lakes. 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

C

Energy Rating

Energy Efficiency Rating - C73

Certificate number - 0011-1203-1005-3704-1600

Front

Driveway

Suitable for 3 to 4 cars

Accommodation

Ground Floor

Hall

Kitchen/ Dining/ Family Room 17'2" x 15'11" (5.22m x 4.84m)

Minimum measurement, plus kitchen area.

New in 2023.

Dishwasher. Double electric oven. Induction hob. Extractor.

Vaillant boiler in kitchen.

Utility Room 5'7" x 5'0" (1.70m x 1.52m)

Space and plumbing for washing machine and tumble dryer.

WC

Lounge 11'0" x 15'5" (3.35m x 4.70m)

Conservatory 5'8" x 12'8" (1.74m x 3.87m)

Built in 2019.

First Floor

Landing

Bedroom 1 10'11" x 12'6" (3.33m x 3.82m)

Minimum measurement, plus recess.

Bedroom 2 11'0" x 8'7" (3.35m x 2.62m)

Bedroom 3 10'11" x 8'7" (3.33m x 2.62m)

Bedroom 4 11'6" x 6'4" (3.51m x 1.93m)

Maximum measurement.

Bathroom / WC

Second Floor

Bedroom 5 14'10" x 12'9" (4.54m x 3.91m)

Minimum measurement, plus recess.

Outside

Driveway Parking

Garage 11'10" x 11'7" (3.61m x 3.54m)

Minimum measurement, plus recess. Light and power connected.

Rear Garden

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

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.

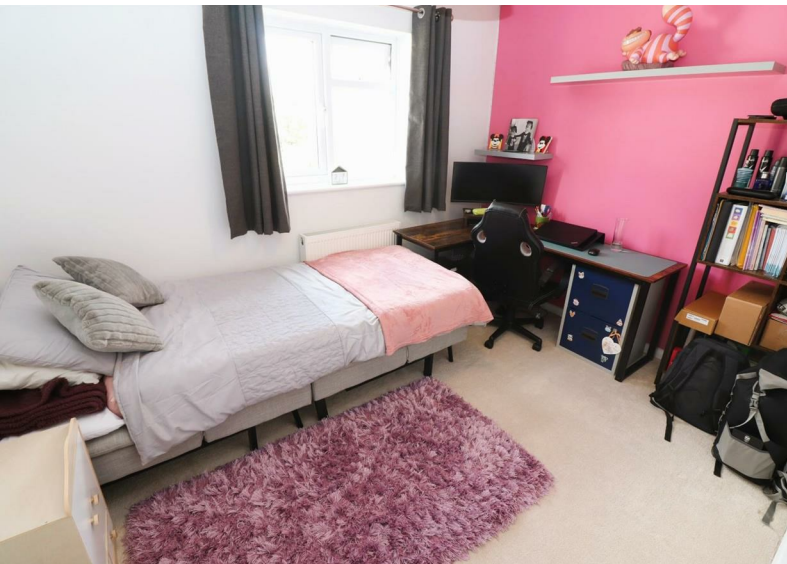
Floorplans

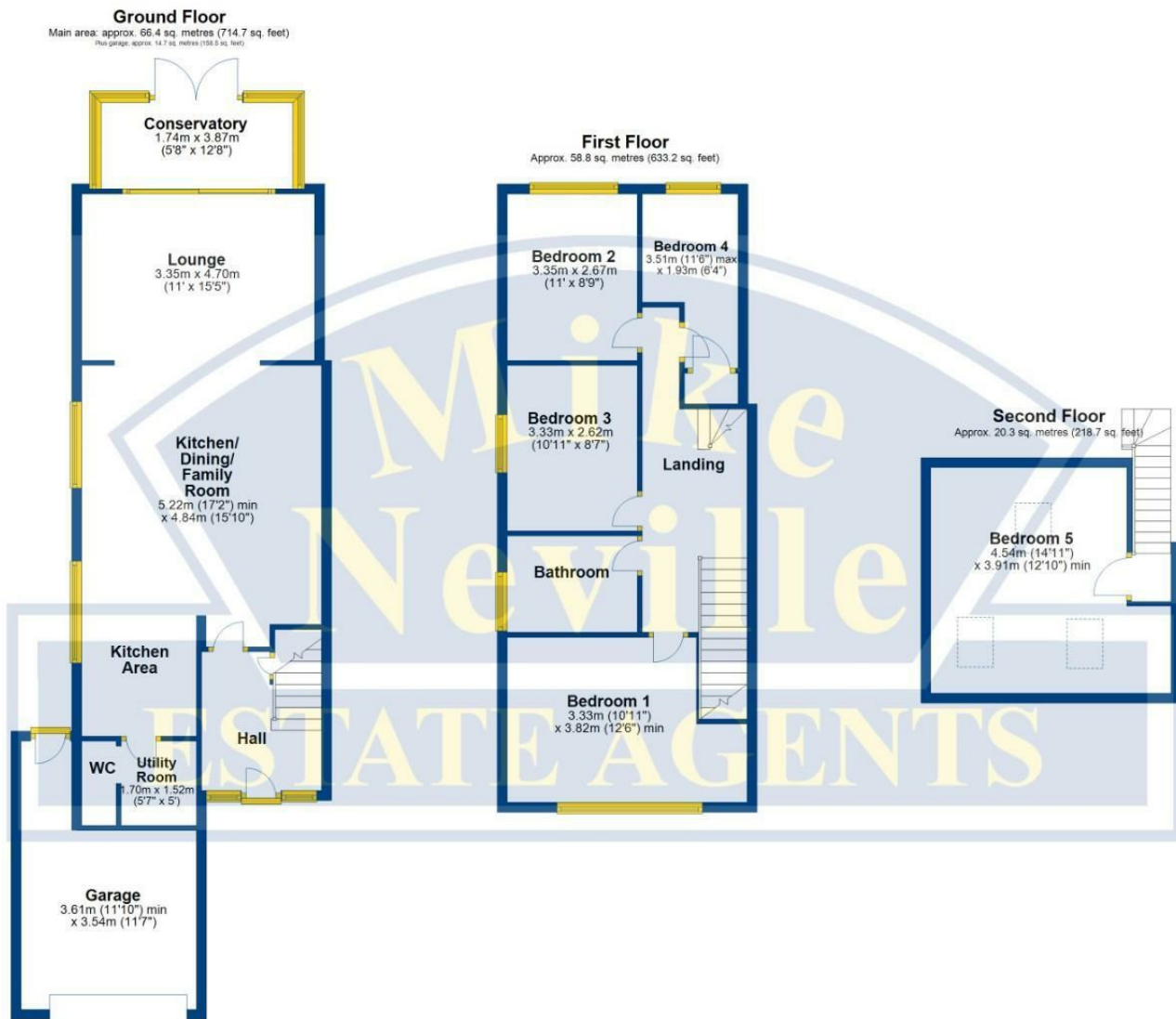
Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

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).







Main area: Approx. 145.5 sq. metres (1566.6 sq. feet)
Plus garage: approx. 14.7 sq. metres (158.5 sq. feet)