



## **38 Denmark Road, Rushden Northamptonshire NN10 0LF Offers Over £350,000 Freehold**

We are delighted to be able to offer to the open market for sale this extremely spacious non-estate detached bungalow, situated in a popular residential location, within comfortable walking distance of the Town and being offered with no onward chain. The bungalow is one of only two, constructed at this time in 1965, on this residential street, and the overall space throughout will only be appreciated upon viewing. Three double bedrooms, lounge, kitchen/diner, bathroom, WC, spacious entrance hall, rear hall with two storage cupboards, garage, parking, front and rear gardens. Rarely does a detached bungalow of this nature welcome itself to the market, and, with this in mind, contact ourselves to arrange an early viewing.

- Extremely spacious non-estate detached bungalow
- Constructed in 1965
- Kitchen/diner
- Energy Rating - TBA - EPC - Ordered
- Popular residential location, within comfortable walking distance of the Town
- Three double bedrooms
- Bathroom, WC
- No onward chain
- Lounge
- Garage, parking, front garden and South facing rear garden





### Location

Off Oswald Road and Grove Road. 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 - TBA - EPC ordered

Certificate number - TBA - EPC ordered

### Accommodation

#### Ground Floor

#### Entrance Hall

Airing cupboard.

**Lounge 12'5" x 15'11" (3.79m x 4.86m)**

**Kitchen/Dining Room 13'3" x 11'1" (4.06m x 3.39m)**

Built-in fridge and freezer. Space and plumbing for freestanding washing machine. Gas fired Worcester boiler.

**Bathroom 5'10" x 5'10" (1.80m x 1.80m)**

**Separate WC 5'10" x 2'10" (1.80m x 0.88m)**

**Bedroom 1 13'10" x 10'11" (4.24m x 3.33m)**

**Bedroom 2 12'5" x 9'9" (3.81m x 2.99m )**

**Bedroom 3 10'11" x 9'2" (3.33m x 2.80m )**

**Rear Hall 5'2" x 19'8" (1.60m x 6.01m)**

Two storage cupboards.

### Outside

#### Front

Front garden and driveway approach.

**Garage 10'2" x 15'11" (3.12m x 4.86m)**

#### Rear Garden

Fully enclosed and well matured.

### 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](http://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

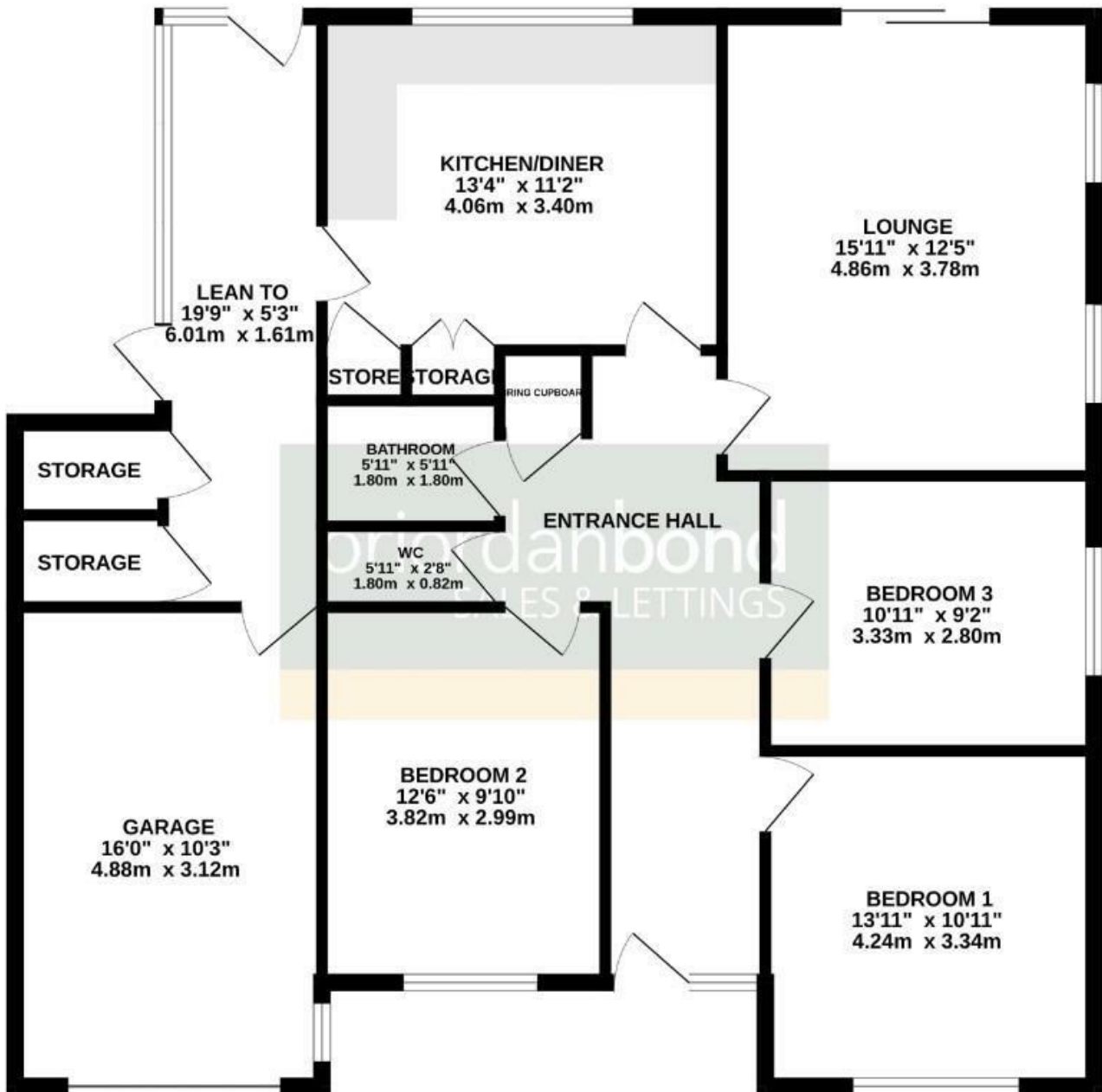
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).







GROUND FLOOR  
1167 sq.ft. (108.4 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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