

2 Batsmans Drive, Rushden, Northamptonshire, NN10 6EW



£550,000 Freehold

Welcome to Batsmans Drive, Rushden - a charming location that could be your next home sweet home! Situated in a lovely area, this home offers both comfort and practicality. This extremely spacious modern detached house, constructed in 2011/12, boasts adaptable accommodation spread across a spacious 1,965 sqft. With 3 large bedrooms, 2 bathrooms, several reception areas to include a large landing-cum-library area, and parking for up to 6 vehicles, convenience is key here, being within walking distance of Rushden Lakes. The property's versatility is a standout feature - it can accommodate being used just as a bungalow, all on one level, if so desired. Whether you're looking for a traditional layout or a single-floor living space, this property has the flexibility to cater to your needs. The decision to downsize by our vendor clients presents a unique opportunity for you to make this property your own.



Location

Situated off of Hayway, which is turn is located between Northampton Road and Higham Road. Upon turning into Batsmans Drive, the property can be found on the right hand side. All viewings should be arranged directly via ourselves, on 01933 316316.

Energy Rating

Energy Efficiency Rating - C80

Certificate number - 7105-9084-0002-1694-9002

Council Tax Band

E

Accommodation

Ground Floor

Reception Hall

Cloaks cupboard.

Sitting Room

20'8" x 11'1" (6.29m x 3.39m)

Bedroom 1

11'5" x 14'1" (3.47m x 4.28m)

Plus built in wardrobes.

En-suite Shower Room / WC

Ground Floor Cloakroom / WC

Kitchen / Dining Room

15'1" x 17'9" (4.59m x 5.42m)

Maximum measurement. Wall mounted gas fired Ideal Logic boiler. Fitted appliances: Fridge. Freezer. Range cooker. Dishwasher.

Utility Room

5'5" x 6'7" (1.65m x 2.01m)

Space and plumbing for washing machine and tumble dryer.

First Floor

Spacious Landing-cum-Library Area

Large airing cupboard, housing hot water cylinder. Loft access. Cloaks cupboard.

Bedroom 2

14'5" x 11'2" (4.39m x 3.41m)

Plus two shallow bay windows.

Bedroom 3

19'0" x 11'5" (5.78m x 3.49m)

Maximum measurement, including built in wardrobes, plus shallow bay window.

Bathroom / WC

Outside

Front

Areas of front and side garden.

Driveway parking for up to six vehicles.

Side gated access through to rear garden.

Double Garage

18'10" x 17'6" (5.75m x 5.34m)

Maximum measurement. Power and light connected.

Two up and over doors to front. Side door.

Rear

Store

Useful store to the rear of the double garage.

Rear Garden

Fully enclosed. Main patio area. Main gravel area.

Shrub boarder. Hedgerow. Bin storage area. Providing good privacy.

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.

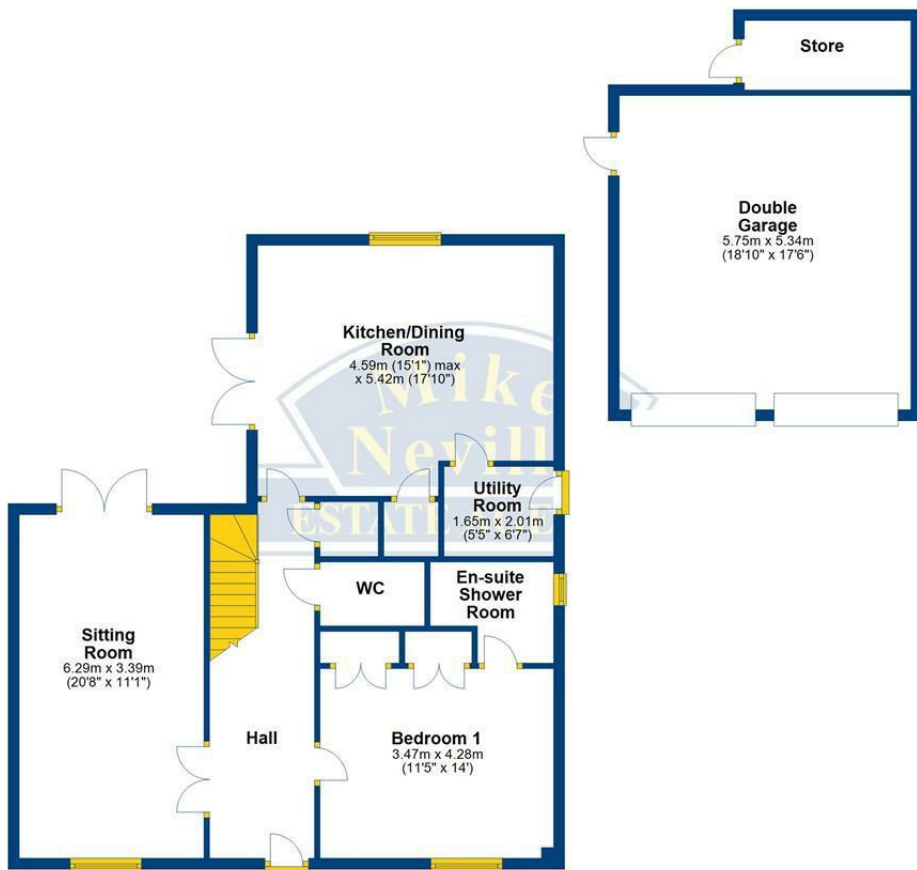
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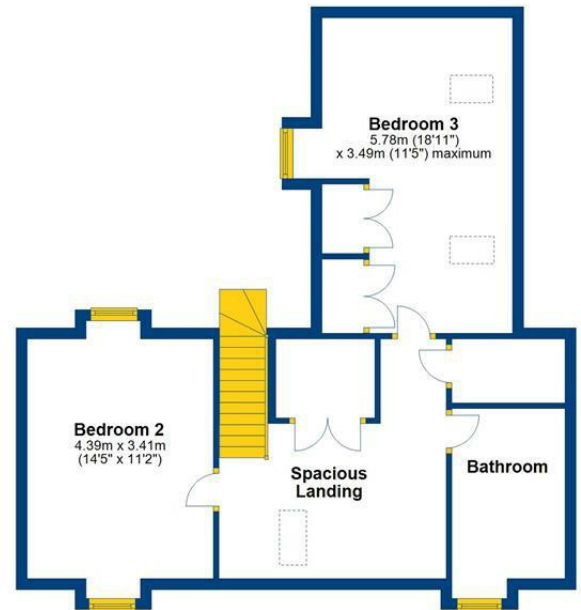
Ground Floor

Main area: approx. 119.0 sq. metres (1281.3 sq. feet)
Plus garage & store approx. 3.9 sq. metres (41.8 sq. feet)



First Floor

Approx. 63.5 sq. metres (684.0 sq. feet)



Main area: Approx. 182.6 sq. metres (1965.3 sq. feet)
Plus garage & store, approx. 3.9 sq. metres (41.8 sq. feet)







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