



**Batsmans Drive, Rushden NN10 6EW**

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## **Batsmans Drive, Rushden**

This Four bedroom Town House comprises: ground floor, entrance hall, cloakroom, dining room, kitchen/breakfast room and utility. First floor, lounge, cloakroom, master bedroom and en suite. Second floor, three bedrooms and bathroom. Rear garden has a decking, gravelled area and gated access.



## Auctioneer's Comments

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## Entrance Hall

Entered via double glazed door to the front aspect, stairs rising to the first floor landing, under stairs storage cupboard, radiator and doors to all rooms.

## Cloakroom

WC, wash hand basin with vanity unit, extractor fan, tiling and heated towel rail.

## Kitchen / Breakfast Room

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, sink and drainer, splash backs, electric double oven and gas hob with cooker hood over, integrated dishwasher, space for fridge/freezer, breakfast bar, double glazed window to the rear aspect, two radiators, central heating boiler and double glazed Patio door to the rear aspect.

## Utility

A range of base units with work surfaces over, splash backs, plumbing for washing machine and radiator.

## Dining Room

Double glazed window to the front aspect and radiator.

## First Floor Landing

Stairs rising from the entrance hall, radiator, stairs rising to the second floor, doors to the lounge, master bedroom and cloakroom.

## Lounge

Two double glazed windows to the rear aspect, television point and two radiators.

## Cloakroom

WC, wash hand basin, tiling, extractor fan and radiator.

## Master Bedroom

Double glazed window to the front aspect, two built in wardrobes, radiator, television point and door to en suite.

## En Suite

Double glazed obscure window to the front aspect, WC, wash hand basin with vanity unit, double shower cubicle, extractor fan, part tiling and heated towel rail.

## Second Floor Landing

Stairs rising from the first floor landing, airing cupboard, access to loft space, doors to the bedrooms and bathroom.

## Bedroom One

Two double glazed windows to the front aspect, built in wardrobes and radiator.

## Bedroom Two

Double glazed window to the rear aspect and radiator.

## Bedroom Four

Double glazed window to the rear aspect and radiator.

## Bathroom

WC, wash hand basin, bath, extractor fan, shaver point, part tiling and radiator.

## Externally

### Front

Path to the front door, gravel area and metal fencing with gate.

### Rear Garden

Mainly laid with decking, gravel area, mature tree and gated rear access.

### Allocated Parking

Two spaces.



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## Batsmans Drive, Rushden

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TOWN HOUSE
- FOUR BEDROOMS

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

guide price

**£335,000**



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Please note the marker reflects the  
postcode not the actual property



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