



**14 Glenfield Close, Rushden
NN10 9XY
Price £260,000 Freehold**

Mike Neville Estate Agents are delighted to market for sale this three bedroom detached property situated in the popular area of Rushden which is within walking distance to Rushden Lakes and local amenities. The property comprises entrance hall, ground floor cloakroom/WC, ground floor bedroom three/office, spacious lounge and a large, re-fitted, modern kitchen and breakfast room. To the first floor are two double bedrooms, with an en-suite and family bathroom. Outside, the property has a low maintenance rear garden, single garage and parking for multiple vehicles.

*TENURE - FREEHOLD

* COUNCIL TAX BAND - C

- Three Bedrooms, Useful Loft Room
- Spacious Lounge / Diner (L-shaped)
- Driveway For Multiple Vehicles, Enclosed Rear Garden
- Energy Efficient Rating - D68
- Downstairs W/C
- En-suite Shower Room
- Sought After Location
- Modern Re-fitted Kitchen
- Single Garage
- Walking Distance To Rushden Lakes



Location

Off Gravelly Street. 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 - D68

Certificate number - 0226-1203-1806-3005-1004

Ground Floor

Entrance Hall

Lounge/Dining Room 20'2" x 16'9" (6.15m x 5.12m)

Kitchen 8'8" x 15'10" (2.65m x 4.84m)

Breakfast Room 6'8" x 6'0" (2.04m x 1.84m)

Bedroom 3/Office Room 7'9" x 8'6" (2.38m x 2.61m)

Downstairs W/C 2'11" x 6'10" (0.91m x 2.10m)

First Floor

Landing

Bedroom 1 13'1" x 10'7" (4.00m x 3.23m)

Loft ladder access to boarded loft room.

Bedroom 2 11'10" x 9'10" (3.61m x 3.02m)

Ensuite 3'11" x 8'1" (1.21m x 2.47m)

Bathroom 5'8" x 8'9" (1.73m x 2.69m)

Outside

Rear Garden

Garage 8'0" x 16'9" (2.44m x 5.12m)

Driveway

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.

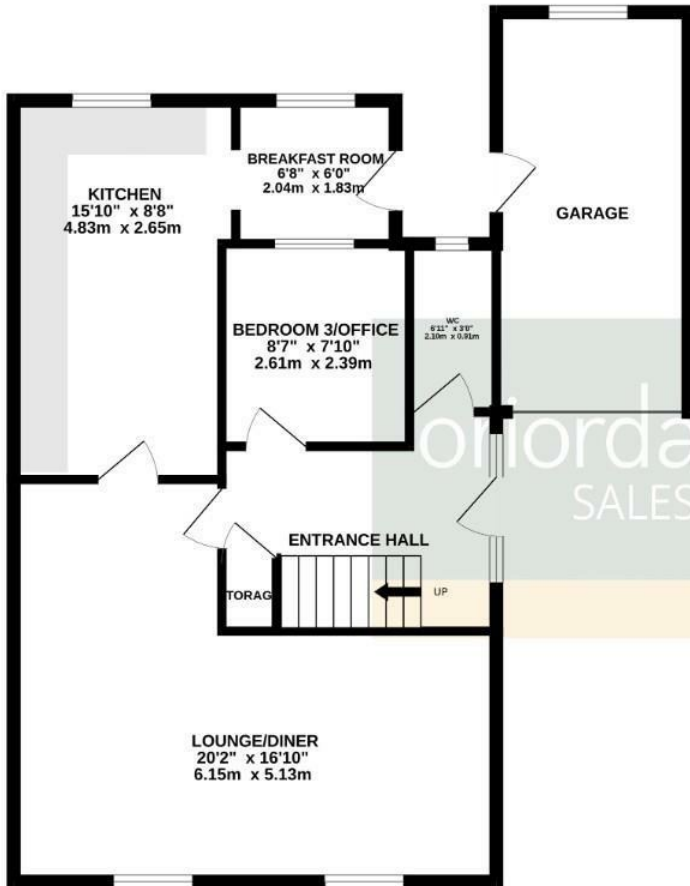
Money Laundering Regulations 2017

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).

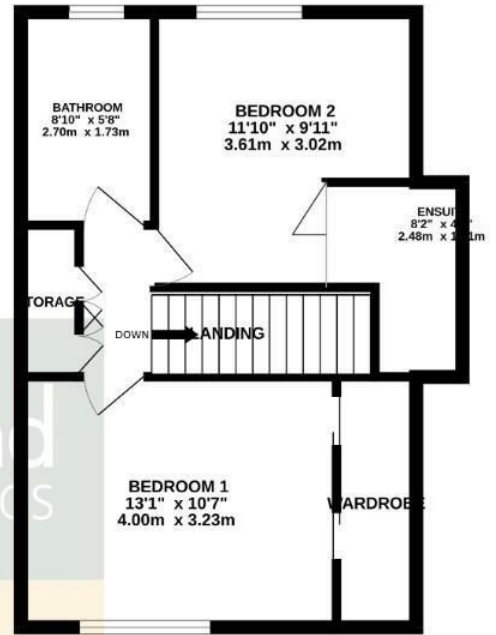




GROUND FLOOR
769 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1211 sq.ft. (112.5 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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