



**32 Lime Street, Rushden  
Northamptonshire NN10 6DA  
Price £355,000 Freehold**

**\*OUTSTANDING VALUE - DO NOT MISS OUT!\*** An exciting opportunity has arisen to acquire this three storey link detached family home with well laid out accommodation set over three floors, having an overall internal floor area of some 1,686sqft. With five/six bedrooms, three bathrooms and three/four main reception areas, this property offers multi-generational living potential at its best! An immediate viewing to fully appreciate this wonderful family home is certainly well recommended.

- Master bedroom with fitted wardrobes and en-suite bathroom
- Jack and Jill Shower Room
- Family Room, Ground Floor Bedroom Six/Office/Playroom
- Energy Efficiency Rating - C69
- Second bedroom with fitted wardrobes and en-suite shower room
- Two landings, Hall
- Driveway Parking
- Three further main bedrooms
- Lounge, Very Large Kitchen/Dining Room, Utility Room, Ground Floor Cloakroom/WC
- Enclosed Rear Garden



### Location

Off Higham Road and backing on to Hayway. 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

E

### Energy Rating

Energy Efficiency Rating - C69

Certificate number - 0971-2826-6736-2300-5105

### Accommodation

#### Ground Floor

#### Entrance Hall

#### Ground Floor Cloakroom / WC

#### Family Room 8'11" x 15'3" (2.74m x 4.65m)

#### Ground Floor Bedroom 6 / Study / Playroom 8'2" x 17'5" (2.49m x 5.33m)

#### Kitchen / Dining Room 18'7" x 12'0" (5.66m x 3.66m)

Minimum, plus door recess, plus pantry/cupboard. Re-fitted in 2020. Fitted appliances: dishwasher, wine cooler, fridge, freezer. Microwave. Space for range-style cooker.

#### Utility Room 8'2" x 4'7" (2.49m x 1.40m)

Space and plumbing for washing machine. Space for tumble dryer.

#### First Floor

#### Landing

#### Lounge 18'6" x 12'1" (5.65m x 3.70m)

Fireplace.

#### Jack and Jill Shower Room / WC 8'2" x 5'7" (2.51m x 1.72m)

#### Bedroom 4 8'2" x 9'4" (2.51m x 2.85m)

#### Bedroom 5 10'2" x 6'8" (3.10m x 2.04m)

Plus wardrobes.

#### Second Floor

#### Landing

Airing cupboard housing a wall mounted gas fired Worcester boiler.

#### Bedroom 1 12'4" x 12'4" (3.78m x 3.78m)

Plus wardrobes. Loft access via loft ladder. Light connected.

#### En-suite Bathroom / WC 7'0" x 7'6" (2.14m x 2.31m)

#### Bedroom 2 9'8" x 12'2" (2.95m x 3.72m)

Plus wardrobes.

#### En-suite Shower Room / WC 4'11" x 5'3" (1.50m x 1.61m)

#### Bedroom 3 8'8" x 8'9" (2.66m x 2.69m)

#### Outside

##### Front

Driveway parking. Area of front garden. Side gated access to rear garden.

##### Rear Garden

Fully enclosed and no overlooked from the immediate rear.

#### 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.

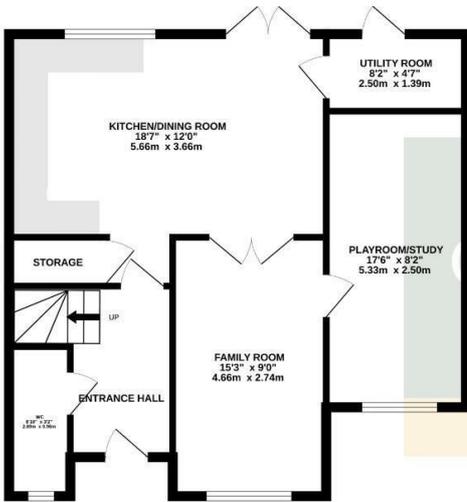
#### Money Laundering Regulations 2017

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).

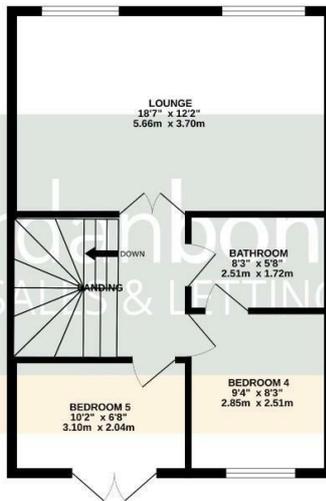




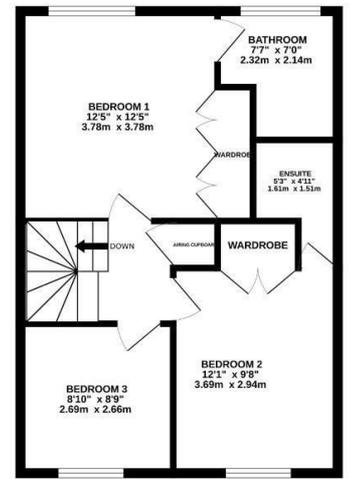
GROUND FLOOR  
673 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



2ND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 1686 sq.ft. (156.6 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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