



**1 Barrington Road, Rushden  
Northamptonshire NN10 0NJ  
Price £650,000 Freehold**

An exciting opportunity has arisen to acquire this hugely extended detached family home with well laid out accommodation set over two floors, having an overall internal floor area of in excess of some 2,250sqft. Situated on a generous end corner plot, with six bedrooms, four bathrooms and four main reception rooms, plus a study and a kitchen/dining room, this property offers multi-generational living potential at its best! An immediate viewing to fully appreciate this wonderful family home is certainly well recommended. No onward chain.

- Hugely extended detached family home
- Generous end corner plot
- Four main reception rooms, plus a study and a kitchen/dining room
- EPC rating - C71
- Well laid out accommodation set over two floors
- Offers multi-generational living potential at its best!
- Utility Room and Ground Floor Cloakroom
- Overall internal floor area of in excess of some 2,250sqft
- Six bedrooms, Four bathrooms
- Large Driveway and Front, Side and Rear Gardens



### Location

On the corner of Barrington 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

E

### Energy Rating

Energy Efficiency Rating - C71

Certificate number - 0917-5227-7130-0820-0222

### 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.

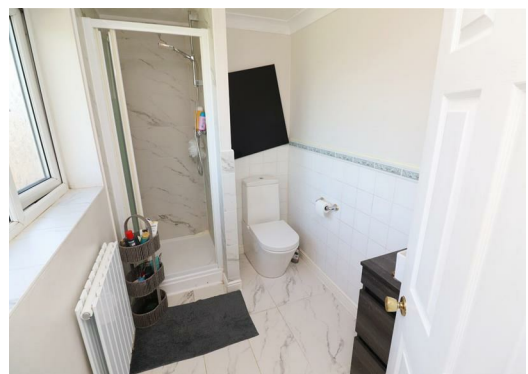
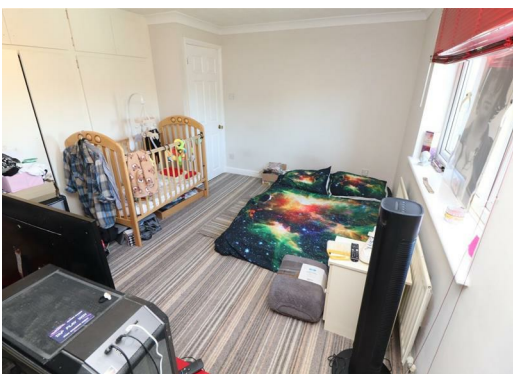
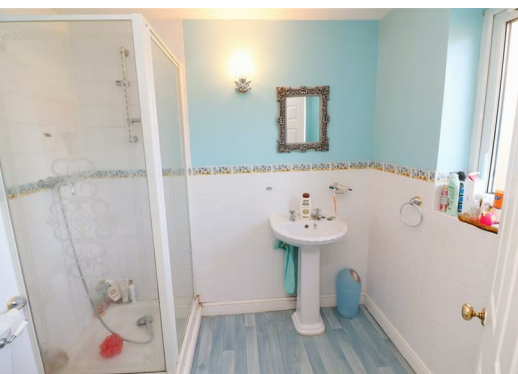
### Floorplans

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.

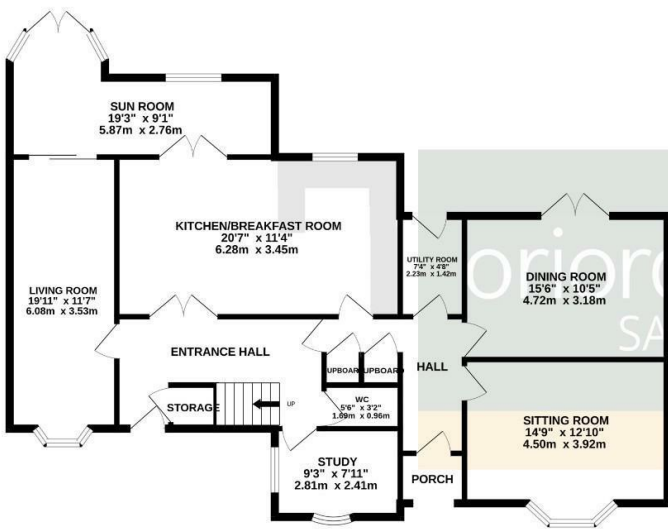
### Money Laundering Regulations 2017

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).

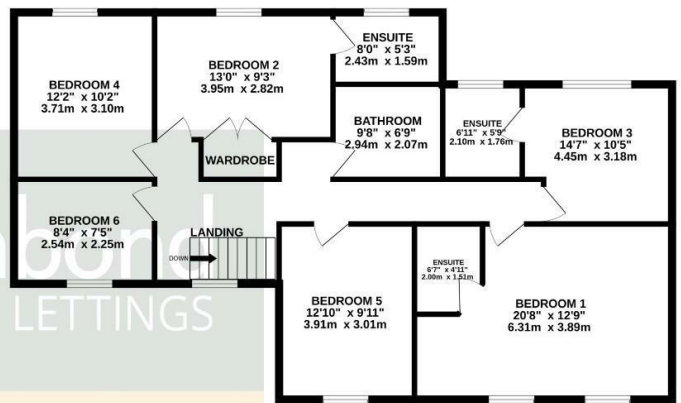




GROUND FLOOR  
1166 sq.ft. (108.3 sq.m.) approx.



1ST FLOOR  
1096 sq.ft. (101.8 sq.m.) approx.



TOTAL FLOOR AREA : 2261 sq.ft. (210.1 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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