



**116 Irchester Road, Rushden
Northamptonshire NN10 9XQ
Price £550,000 Freehold**

We have the pleasure in offering to the open market for sale this fantastic detached bungalow, situated within large private gardens, within a quiet location off a long private driveway, accessing just three properties in total, yet still being within walking distance of not only the Town Centre, but also Rushden Lakes. The property has been very well looked after by the present owners and has been maintained to a very high standard. The overall size, layout and condition, along with the very favourable location, will only be fully appreciated upon viewing. Three bedrooms, bathroom/WC, shower room/WC, entrance porch, reception hall, very large lounge, dining room, kitchen and utility room. Externally, there is a large double garage, large workshop, much parking and the surrounding gardens.

- Fantastic detached bungalow
- Walking distance of not only the Town Centre, but also Rushden Lakes
- Three bedrooms, bathroom/WC, shower room/WC, entrance porch, reception hall, very large lounge, dining room, kitchen and utility room
- Energy Efficiency Rating - TBC - EPC Ordered
- Situated within large private gardens
- Well looked after by the present owners and has been maintained to a very high standard
- Large double garage, much parking
- Quiet location off a long private driveway, accessing just three properties in total
- The overall size, layout and condition, along with the very favourable location, will only be fully appreciated upon viewing
- Large workshop



Location

Off Irchester Road, down a private drive, close to the turning into Melloway 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 - TBC - EPC Ordered

Certificate number - TBC - EPC Ordered

Double Garage 18'7" x 16'9" (5.68m x 5.11m)

Workshop 18'5" x 9'4" (5.63m x 2.86m)

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.

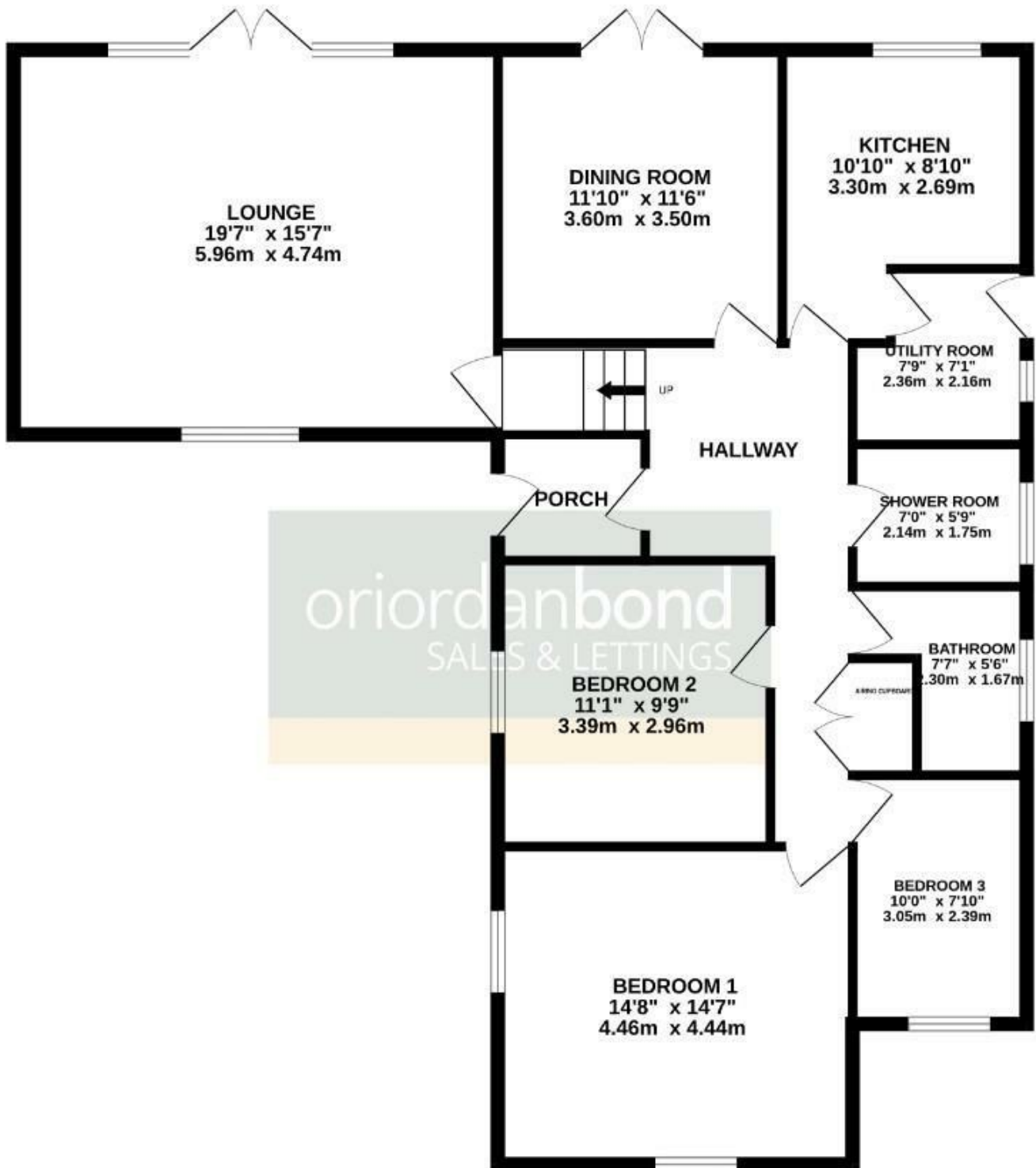
Money Laundering Regulations 2017

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
1222 sq.ft. (113.5 sq.m.) approx.



TOTAL FLOOR AREA : 1222 sq.ft. (113.5 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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