



**10 Harbrough Place, Rushden  
Northamptonshire NN10 0NA  
Guide Price £250,000 Freehold**

We are delighted to offer for sale this delightful property situated just off Harbrough Road. Boasting three bedrooms (all with fitted wardrobes), en-suite shower room/WC, modern family bathroom/WC, good size lounge, large modern kitchen/dining room with fitted appliances, utility room and ground floor cloakroom/WC. Externally, you will find a good size rear garden and allocated parking for 2-3 vehicles. The property benefits from being close to a range of local amenities, including shops, schools, and parks, all being within easy reach. The area is well-connected, making it convenient for commuting to nearby towns and cities. Immediate viewing advised.

- Ideal First Time Purchase or Family Property
- En-Suite To Master Bedroom
- Utility Room
- Energy Efficiency Rating - C77
- All Local Amenities Within Walking Distance
- Kitchen / Dining Room With Fitted Appliances
- Fully Enclosed Rear Garden
- Three Bedrooms
- Ground Floor Cloakroom / WC
- Allocate Parking Spaces



### Location

Harborough Place can be found off Harborough 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

C

### Energy Rating

Energy Efficiency Rating - C77

Certificate number - 2011-1664-3060-2007-2921

### Estate Charge

We have been advised by the current Owners that there is an Estate Charge. This is to help fund the provision of services and to carry out repairs and maintenance on the estate where the property is situated.

We have been advised that the amount payable was £548.00 per annum for 2024.

The estate charge is not for repairs or maintenance to your individual property but is for services that benefit the estate as a whole, such as street or car park lighting and the maintenance of communal areas, for example, playgrounds.

### Accommodation

#### Ground Floor

##### Hall

##### Lounge 14'9" x 11'4" (4.49 x 3.46)

Maximum measurement, plus recess.

##### Kitchen / Dining Room 13'4" x 15'11" (4.06 x 4.86)

Maximum measurement. Wall mounted gas fired Baxi boiler. Fitted appliances by way of a brand new fridge, freezer (as of 18/4/26). Double electric oven. Gas hob. Extractor. Dishwasher.

##### Utility Room 5'7" x 4'5" (1.70 x 1.35)

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

##### Ground Floor Cloakroom / WC

#### First Floor

##### Landing

Linen cupboard. Loft access.

##### Bedroom 1 8'10" x 8'11" (2.68 x 2.71)

Minimum measurement, plus built in wardrobes, plus door recess.

##### En-suite Shower Room / WC

##### Bedroom 2 9'5" x 8'11" (2.86 x 2.71)

Minimum measurement, plus built in wardrobes, plus door recess.

##### Bedroom 3 9'0" x 6'7" (2.75 x 2.01)

Plus built in wardrobe.

##### Bathroom / WC

Re-fitted in 2024.

#### Outside

##### Front

Area of front garden. Side gated access to rear.

##### Allocated Parking Spaces

For two, potentially three vehicles. We have added a red outline on our photography to show where the spaces are.

##### Rear Garden

Fully enclosed. Providing a mature outlook. Shed/workshop and pond.

##### 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)

##### 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).

##### 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.

##### Disclaimer

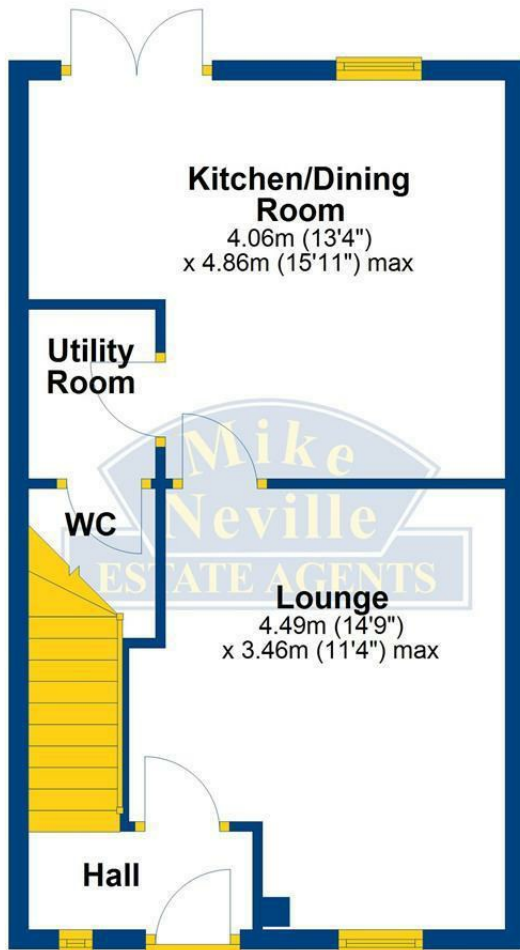
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.





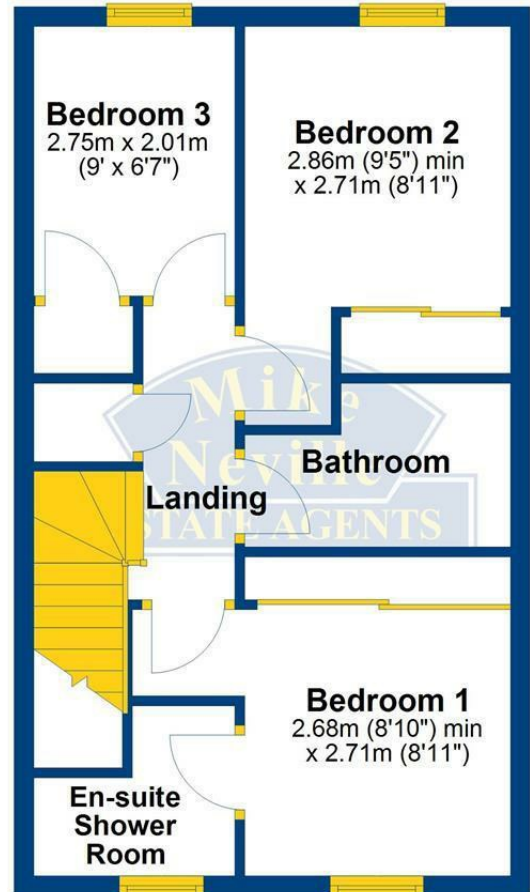
## Ground Floor

Approx. 41.9 sq. metres (451.3 sq. feet)



## First Floor

Approx. 41.9 sq. metres (451.3 sq. feet)



Total area: approx. 83.9 sq. metres (902.6 sq. feet)