



**28 Knuston Spinney, Wellingborough
Northamptonshire NN29 7ES
Price £475,000 Freehold**

Nestled in the charming semi-rural location of Knuston Spinney, backing onto open fields, this splendid character semi offers generous living space, perfect for families seeking both comfort and style, with that all-important character retained. The house offers lovely family accommodation, with four well-proportioned double bedrooms, family bathroom, generous landing, porch, entrance hall, ground floor cloakroom/WC, lounge with multi-fuel burner, separate dining room, kitchen/breakfast room, pantry, rear hall and utility room. Externally, there is a front garden area, driveway, garage and beautiful rear garden. This property is a true gem, with historical charm and making it an ideal choice for discerning buyers. Contact us today to arrange an immediate viewing.

- Backing onto open fields
- Splendid character semi
- Generous living space, perfect for families
- Lovely family accommodation, with four well-proportioned double bedrooms
- Family bathroom, generous landing, porch, entrance hall, ground floor cloakroom/WC
- Lounge with multi-fuel burner, separate dining room, kitchen/breakfast room, pantry, rear hall and utility room
- Front garden area, driveway, garage
- Beautiful rear garden
- Contact us today to arrange an immediate viewing
- Energy Efficiency Rating - EPC ordered



Location

Situated between Rushden and Irchester. 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

D

Energy Rating

Energy Efficiency Rating - EPC ordered

Certificate number - EPC ordered

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.

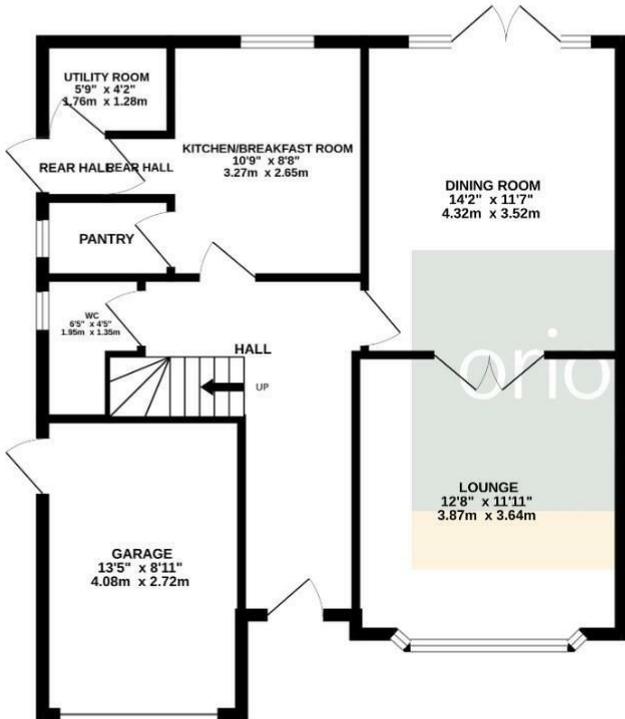
Money Laundering Regulations 2017

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).

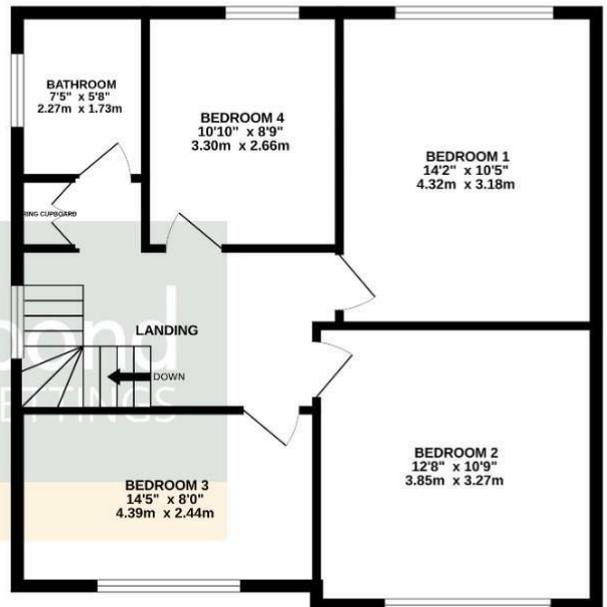




GROUND FLOOR
730 sq.ft. (67.8 sq.m.) approx.



1ST FLOOR
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 1415 sq.ft. (131.5 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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