



**3 Croft Way, Rushden
Northamptonshire NN10 0ES
Price £300,000 Freehold**

We are delighted to offer for sale, this delightful detached house situated in a cul-de-sac location on the North/North Eastern side of the Town. Boasting over 1,060 sqft of accommodation, briefly comprising: a large lounge, an extended dining room, kitchen, ground floor cloakroom/WC, four bedrooms, dressing room and a family bathroom. Externally, you will find a garage, along with parking space/s to the fore and a good size rear garden. Early viewing advised. An ideal family home.

- Stunning Extended Detached Family Home
- Four Bedrooms
- Ground Floor Cloakroom / WC
- Energy Efficiency Rating - C69
- Established Residential Area - Cul-De-Sac Location
- Dressing Room
- Good Size Rear Garden, Garage & Off Road Parking
- Short Onward Chain
- Family Bathroom / WC
- Replacement Windows and External Doors during 2024, Replacement Radiators 2023



Location

Croft Way can be found at the end of Upper Queen Street. Viewings should be made via ourselves the Selling Agents on 01933 316316.

Council Tax Band

D

Energy Rating

Energy Efficiency Rating - C69

Certificate number - 0130-2205-1113-2397-9055

Accommodation

Ground Floor

Hall

Useful under stairs cupboard.

Ground Floor Cloakroom / WC

Kitchen 10'5" x 7'7" (3.17 x 2.30)

Ideal Logic Max gas fired boiler, installed in 2018/19. Space for appliances.

Lounge 16'7" x 16'6" (5.06 x 5.03)

Maximum measurement.

Dining Room 7'7" x 15'9" (2.30 x 4.80)

First Floor

Landing

Loft access. Airing cupboard housing hot water cylinder.

Bedroom 1 10'2" x 9'8" (3.11 x 2.94)

Dressing Area 7'6" x 7'8" (2.28 x 2.34)

Bedroom 2 10'0" x 8'8" (3.05 x 2.63)

Minimum measurement, plus shallow door recess.

Bedroom 3 16'1" x 5'7" increasing to 7'9" (4.89 x 1.71 increasing to 2.37)

Minimum measurement.

Bedroom 4 6'2" x 9'8" (1.89 x 2.94)

Bathroom / WC

Outside

Front

Front garden and driveway parking.

Garage 17'3" x 7'9" (5.27 x 2.36)

Maximum measurement. Power and light connected. Up and over door to front. Door to rear. Window to side. Loft access.

Rear Garden

Side gated access through from front. Fully enclosed and of a good size. Landscaped.

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

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

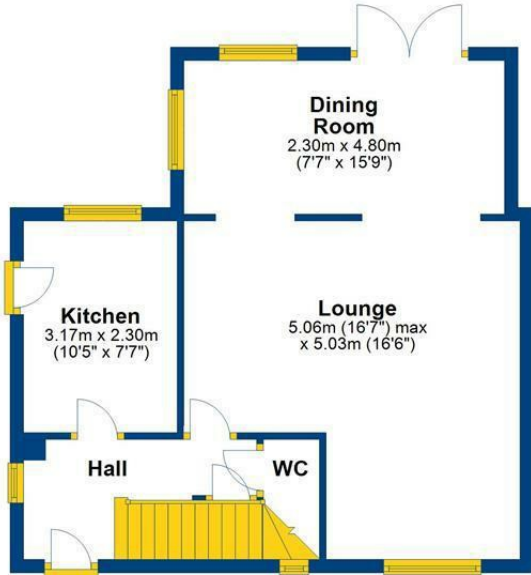
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make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





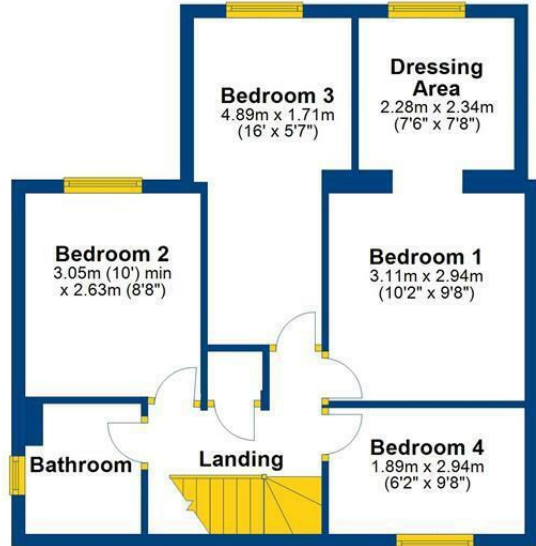
Ground Floor

Main area: approx. 49.1 sq. metres (528.5 sq. feet)
Plus garage, approx. 12.5 sq. metres (134.1 sq. feet)



First Floor

Approx. 49.5 sq. metres (533.2 sq. feet)



Main area: Approx. 98.6 sq. metres (1061.7 sq. feet)
Plus garage, approx. 12.5 sq. metres (134.1 sq. feet)