



**22 Coltsfoot Road, Rushden  
Northamptonshire NN10 0GE  
Guide Price £375,000 Freehold**

Mike Neville Estate Agents is delighted to offer to the market this four bedroom detached family home within a sought after location. Ideally located on the South side of Rushden and offering easy access to all local amenities including shops, parks, schools and the always popular Rushden Lakes development. The property comprises, to the ground floor: entrance hallway, spacious lounge, open plan kitchen/dining room, garage conversion which is now used as a beauty salon with utility space and ground floor cloakroom/WC. The first floor boasts a large master bedroom with modern en-suite shower room/WC, two further double bedrooms, a fourth single bedroom and a modernised family bathroom. Outside, there is a fully enclosed private rear garden, a small front garden and private driveway for multiple vehicles.

\*TENURE - FREEHOLD

\*COUNCIL TAX BAND - D

- Four Good Size Bedrooms
- Spacious Lounge
- Driveway For Multiple Vehicles
- Energy Efficient Rating - EPC has Been Ordered
- Modernised Throughout
- Downstairs W/C
- Enclosed Rear Garden
- Open Plan Kitchen/Dining Room
- Garage Conversion To Office With Utility Space
- Sought After Location



### Location

Off Meadow Sweet 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

D

### Energy Rating

Energy Efficiency Rating - tbc - EPC ordered

Certificate number - tbc - EPC ordered

### Accommodation

#### Ground Floor

#### Entrance Hall

Lounge 14'6" x 10'10" (4.43m x 3.31)

Kitchen/Breakfast Room 8'10" x 15'9" (2.70m x 4.81m)

Dining Room 8'10" x 10'6" (2.70m x 3.21m)

#### Downstairs W/C

Study/Office 7'8" x 10'11" (2.34m x 3.35m)

#### First Floor

Bedroom 1 12'9" x 9'6" (3.91m x 2.90m)

Ensuite 8'4" x 4'7" (2.55m x 1.41m)

Bedroom 2 8'11" x 10'0" (2.74m x 3.06m)

Bedroom 3 8'9" x 9'6" (2.68m x 2.90m)

Bedroom 4 8'4" x 7'11" (2.56m x 2.42m)

Bathroom 5'10" x 6'6" (1.78m x 2.00m)

#### Outside

#### Driveway

#### Rear Garden

### 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.

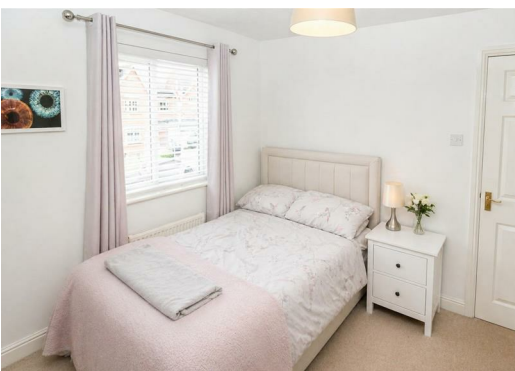
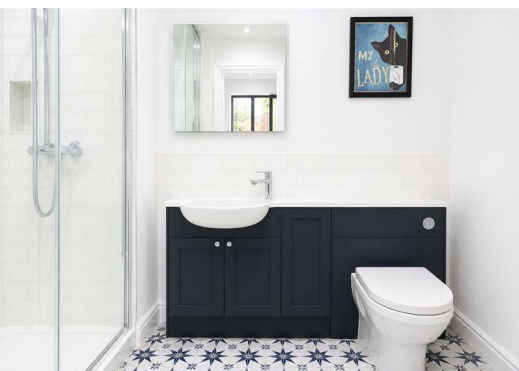
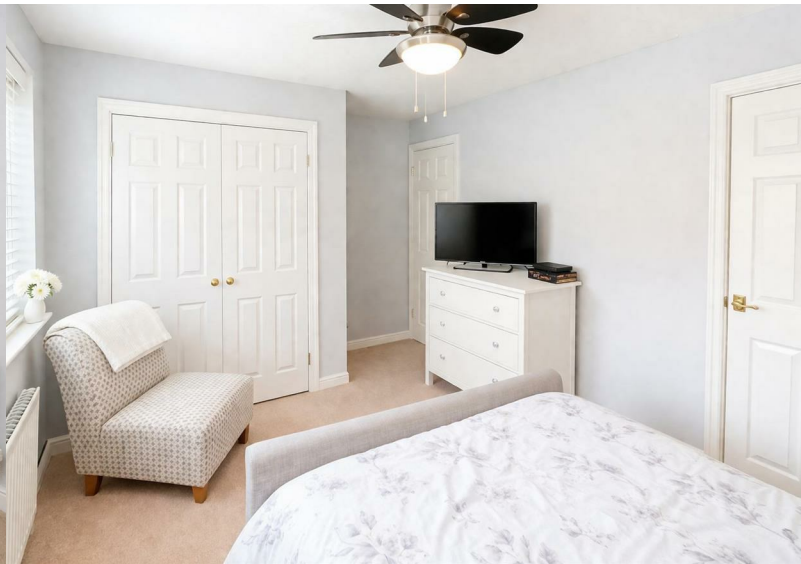
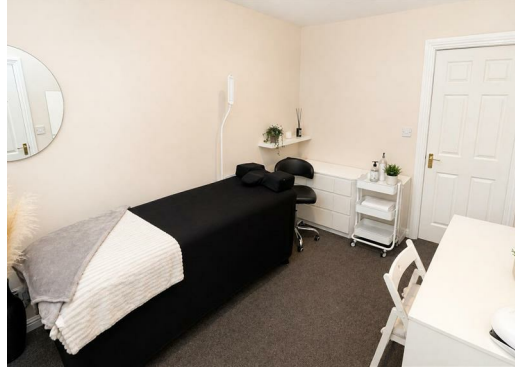
### Money Laundering Regulations 2017

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).

### N.B

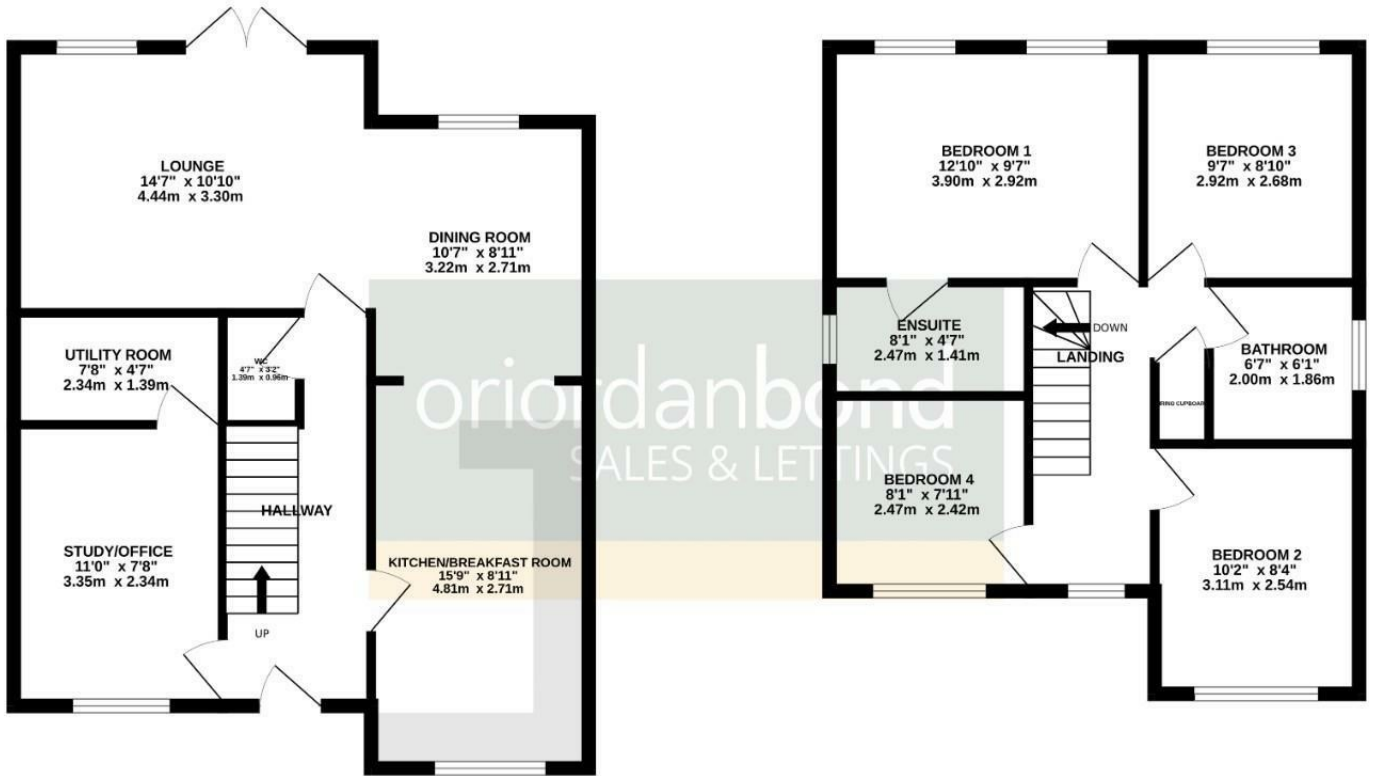
This property is occupied. Our marketing photography shown has been edited to remove some of the occupiers personal effects.





**GROUND FLOOR**  
625 sq.ft. (58.1 sq.m.) approx.

**1ST FLOOR**  
513 sq.ft. (47.7 sq.m.) approx.



**TOTAL FLOOR AREA: 1139 sq.ft. (105.8 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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