



**9 Willow Herb Close, Rushden  
Northamptonshire NN10 0GB  
Guide Price £330,000 Freehold**

\*NO ONWARD CHAIN\* Mike Neville Estate Agents are delighted to offer to the market this four bedroom detached family home within a sought after cul-de-sac 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, bay fronted lounge, dining room, modern kitchen/breakfast room 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 family bathroom. Outside, there is a fully enclosed private rear garden, a small front garden, a detached single garage and private driveway.

\*TENURE - FREEHOLD

\*COUNCIL TAX BAND - E

- NO ONWARD CHAIN
- Spacious Kitchen/Breakfast Room
- Driveway For Multiple Vehicles
- Energy Efficient Rating - D65
- Four Bedrooms
- Ground Floor Cloakroom/WC
- Cul-De-Sac Location
- Modernised En-suite Shower Room/WC
- Detached Single Garage
- Close Access To the A6



**Location**

Off Meadow Sweet Road. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

**Council Tax Band**

E

**Energy Rating**

Energy Efficiency Rating - D65

Certificate number - 0768-3053-8208-4405-5200

**Ground Floor**

**Entrance Hall 14'5" x 4'3" (4.40m x 1.31m)**

**Lounge 15'10" x 10'11" (4.84m x 3.34m)**

**Dining Room 12'8" x 7'4" (3.87m x 2.25m)**

**Kitchen/Breakfast Room 14'3" x 11'5" (4.35m x 3.50m)**

**Ground Floor Cloakroom/WC 7'1" x 3'1" (2.17m x 0.95m)**

**First Floor**

**Landing 11'4" x 3'7" (3.47m x 1.10m)**

**Bedroom 1 13'3" x 11'0" (4.04m x 3.37m)**

**En-suite Shower Room/WC 7'1" x 4'11" (2.18m x 1.52m)**

**Bedroom 2 11'3" x 9'6" (3.44m x 2.90m )**

**Bedroom 3 7'3" x 8'0" (2.22m x 2.44m)**

**Bedroom 4 8'10" x 7'1" (2.70m x 2.17m)**

**Bathroom/WC 6'10" x 5'7" (2.10m x 1.71m)**

**Outside**

**Driveway**

**Single Garage**

**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.

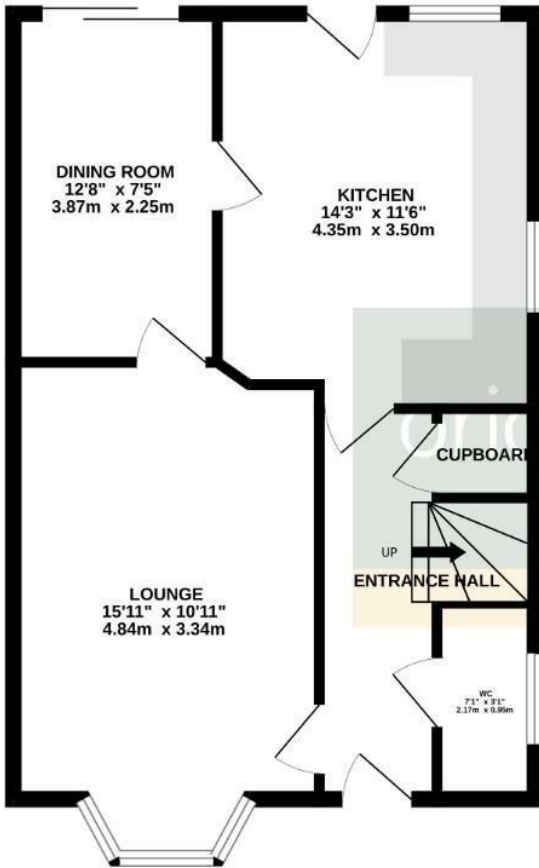
**Money Laundering Regulations 2017**

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).

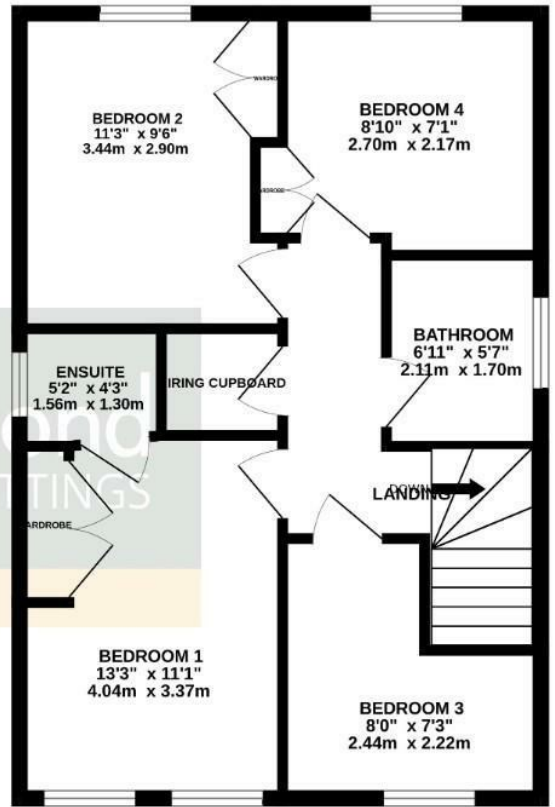




GROUND FLOOR  
546 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA: 1083 sq.ft. (100.6 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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