



3 May Close, Rushden Northamptonshire NN10 0GF
Price £350,000 Freehold

We are excited to bring to the market this four bedroom detached home situated in this quiet and convenient cul-de-sac location on the south side of the town, allowing easy access to Bedford. Boasting over 1,090 sq ft of living accommodation, and benefitting from an En-Suite shower room, ground floor wc and a 26ft Kitchen/Dining Room. Externally you'll find a good size, mature and private garden, plus a garage and driveway parking for 3 to 4 vehicles. Contact us today to arrange an early viewing and avoid missing out.

- Modern Detached Home
- Four Bedrooms
- Open Plan Kitchen/Dining Room
- Driveway for 3 to 4 Vehicles
- Ideal Family Home
- Cul-De-Sac Location
- Integral Garage
- Downstairs WC
- Easy Access to A6
- Energy Efficiency Rating - C70



Location

May Close is a cul-de-sac found just off Coltsfoot 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 - C70

Certificate number - 0653-2899-7931-9428-6395

Accommodation

Ground Floor

Hall

Kitchen/Dining Room 26'8" x 9'0" (8.14m x 2.75m)

Modern shaker style kitchen with a range of base, wall and drawer units.

Space & plumbing for washing machine & dishwasher.

Built in double oven and ceramic hob.

Living Room 10'11" x 14'8" (3.32m x 4.46m)

Doubles doors to garden.

WC

First Floor

Landing

Cupboard housing hot water cylinder. Loft access.

Bedroom 1 9'7" x 14'8" (2.91m x 4.46m)

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

En-suite Shower Room

Modern three piece suite comprising of walk-in shower, vanity sink and low flush toilet.

Bedroom 2 10'1" x 9'1" (3.08m x 2.76m)

Bedroom 3 9'6" x 9'1" (2.90m x 2.76m)

Bedroom 4 8'0" x 8'5" (2.45m x 2.56m)

Bathroom

Modern three piece suite, comprising a panelled bath, low flush toilet and pedestal wash hand basin.

Outside

Front

Driveway

Plus gravel area providing parking for 3 to 4 vehicles.

Garage 16'1" x 8'0" (4.89m x 2.44m)

Up and over door. Light and power connected. Wall mounted gas boiler.

Rear Garden

Fully enclosed mature and low maintenance garden. Side gate to access front.

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

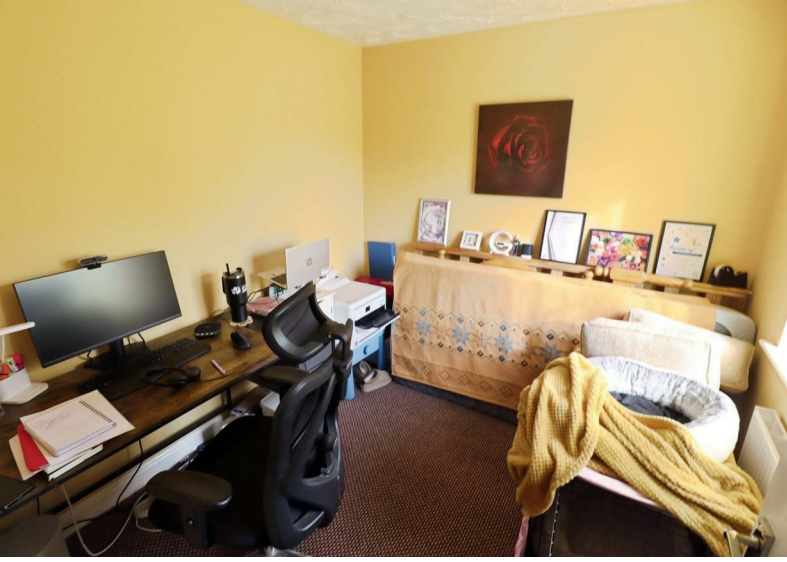
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make 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

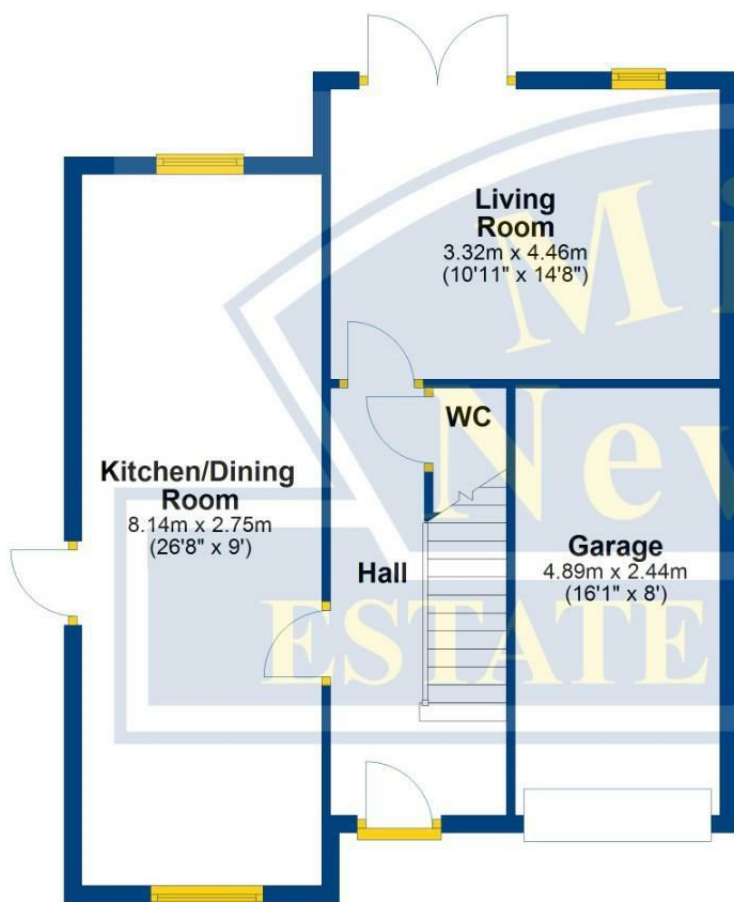
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





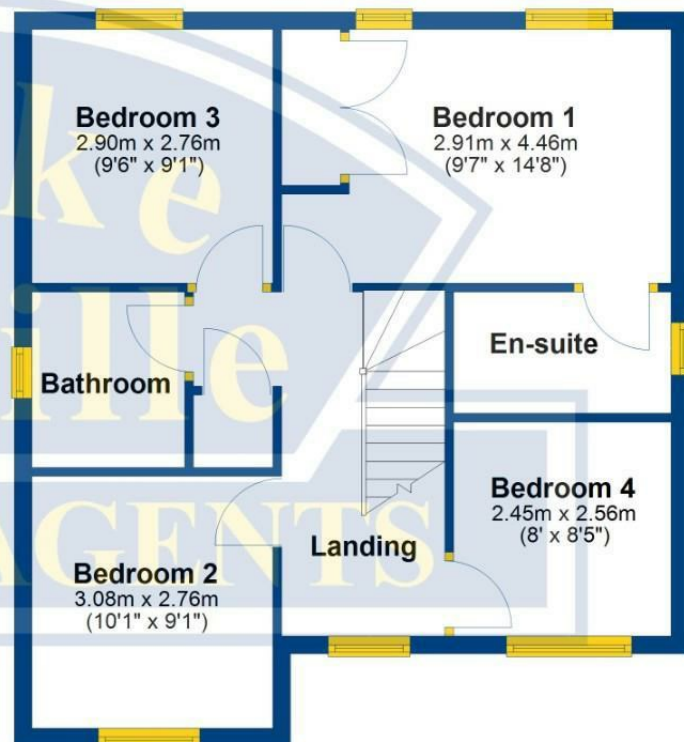
Ground Floor

Main area: approx. 48.0 sq. metres (516.1 sq. feet)
Plus garage, approx. 11.9 sq. metres (128.4 sq. feet)



First Floor

Approx. 53.3 sq. metres (573.9 sq. feet)



Main area: Approx. 101.3 sq. metres (1090.1 sq. feet)
Plus garage, approx. 11.9 sq. metres (128.4 sq. feet)