



**297 Wellingborough Road, Rushden
Northants NN10 6BB
Price £775,000 Freehold**

Slade House was constructed during the early 1930's by Messrs Robert Marriott, local builders held in very high regard at that time, to the specific requirements of the family of the late Mr & Mrs George Marriott. Since that time, the property has been altered and further improved to provide what is now one of Rushden's most eye-catching family homes, in a highly desirable location, within walking distance of Rushden Lakes. Situated on the Wellingborough Road, set behind a high boundary wall and electric gates, the property boasts over 3,000sqft of accommodation, large driveway, two main garden areas, outdoor heated swimming pool, covered barbeque area and a log cabin/pool house with shower room. Contact ourselves for further information and to arrange that all important early viewing.

- Large Family Home
- Ample off-road parking
- Large plot
- Energy Efficiency Rating - D62
- Four Double Bedrooms
- Swimming Pool
- Generously sized private garden
- Open plan kitchen/breakfast room
- Sought after Location
- Close to local amenities



Location

Situated on Wellingborough Road between St Peters Avenue and Masefield Dive. The property is identified by our 'For Sale' board. Viewings should be made via ourselves on 01933 316316.

Council Tax Band

G

Energy Rating

Energy Efficiency Rating -

Certificate number -

Accommodation

Ground Floor

Porch

Hall

Breakfast Room 12'0" x 16'0" (3.66m x 4.87m)

Kitchen/Breakfast Room 12'0" x 10'2" (3.66m x 3.09m)

Maximum measurement.

Utility/ Sun Room

WC

Dining Room 12'0" x 12'10" (3.65m x 3.90m)

Maximum measurement.

Inner Hall

Conservatory 17'4" x 26'10" (5.28m x 8.17m)

Maximum measurement.

Sitting Room 19'11" x 15'11" (6.07m x 4.85m)

Bedroom 4 17'8" x 8'6" (5.38m x 2.59m)

Maximum measurement, plus recess.

Living Room 17'8" x 9'10" (5.38m x 3.00m)

First Floor

Landing

Bath/ Shower Room

WC

Bedroom 1 17'0" x 12'10" (5.18m x 3.90m)

Maximum measurement.

Dressing Room 10'8" x 11'0" (3.26m x 3.36m)

Maximum measurement, plus built in wardrobes.

En-suite Shower Room

Bedroom 2 12'0" x 15'11" (3.66m x 4.86m)

Bedroom 3 12'0" x 10'2" (3.65m x 3.09m)

stairs leading up to a living room and dressing room.

Second Floor

Living Room 11'11" x 7'7" (3.63m x 2.31m)

Dressing Room 8'10" x 7'7" (2.68m x 2.31m)

Plus built in wardrobes.

Outside

Well matured & private with swimming pool

Driveway Parking

Gated access to secure gravel driveway, with parking for several vehicles.

Garden

Well matured & private with swimming pool

Summerhouse 19'3" x 11'8" (5.89m x 3.57m)

Door through to shower room.

Bi-fold doors opening onto the garden and swimming pool.

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.

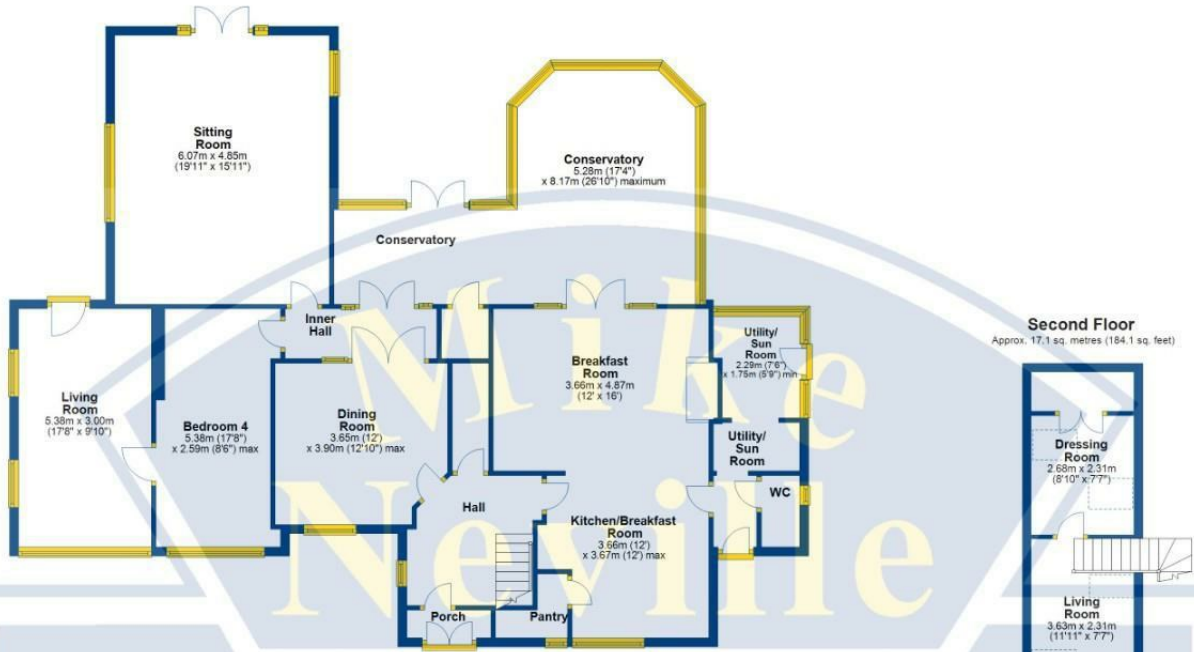
Money Laundering Regulations 2017

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).





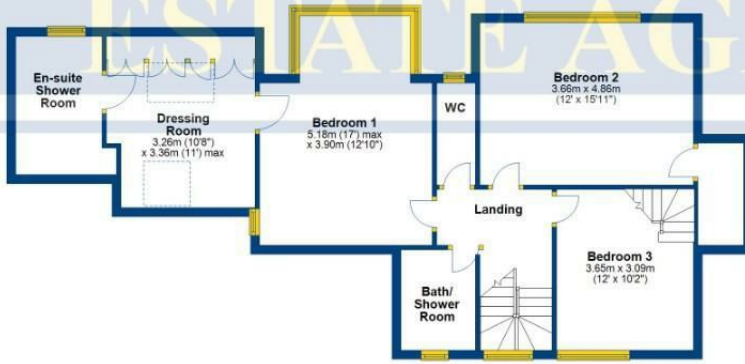
Ground Floor
Approx. 166.1 sq. metres (1787.7 sq. feet)



Second Floor
Approx. 17.1 sq. metres (184.1 sq. feet)



First Floor
Approx. 79.9 sq. metres (860.6 sq. feet)



Total area: approx. 263.1 sq. metres (2832.4 sq. feet)