



23 Larkhill, Rushden Northamptonshire NN10 6BG Price £550,000 Freehold

Located in a highly desirable central location on the periphery of both Higham Ferrers and Rushden, with both Town Centres and Rushden Lakes just a short walk away, making all local amenities very accessible is this larger than average, extended, detached family home, with scope for further expansion/conversion, providing annex potential also. The accommodation is split over four floors in total, making this a most individual and spacious family home. There are four bedrooms, a family shower room, lounge, sitting room, dining room, study, kitchen/breakfast room and ground floor cloakroom/WC. The property is presented in immaculate condition throughout and provides ample off road parking and a large double garage, with workshop beyond. Another standout feature is the large rear garden, which alone is worth of viewing. A property like this comes along very rarely, so, with this in mind, contact us today to arrange that all important early viewing, to appreciate not only the overall space but also the accommodation on offer and overall plot. NO ONWARD CHAIN.

- Located in a highly desirable central location on the periphery of both Higham Ferrers and Rushden
- Both Town Centres and Rushden Lakes just a short walk away, all local amenities very accessible
- Larger than average, extended, detached family home, with scope for further expansion/conversion, providing annex potential also
- Accommodation is split over four floors in total, making this a most individual and spacious family home
- Four bedrooms, family shower room/wc
- Lounge, sitting room, dining room, study
- Kitchen/breakfast room and ground floor cloakroom/WC
- Ample off road parking and a large double garage, with workshop beyond, large rear garden
- No onward chain
- EPC - ordered



Location

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

E

Energy Rating

Energy Efficiency Rating - TBC - EPC ordered

Certificate number - TBC - EPC ordered

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

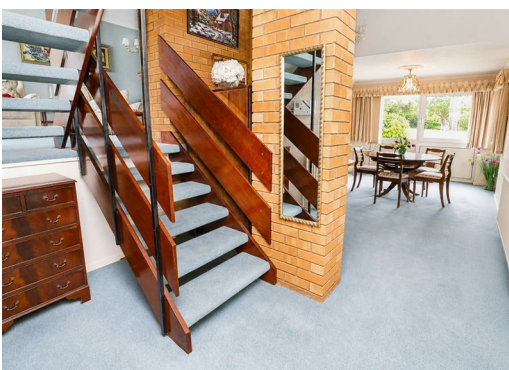
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make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

Floorplans

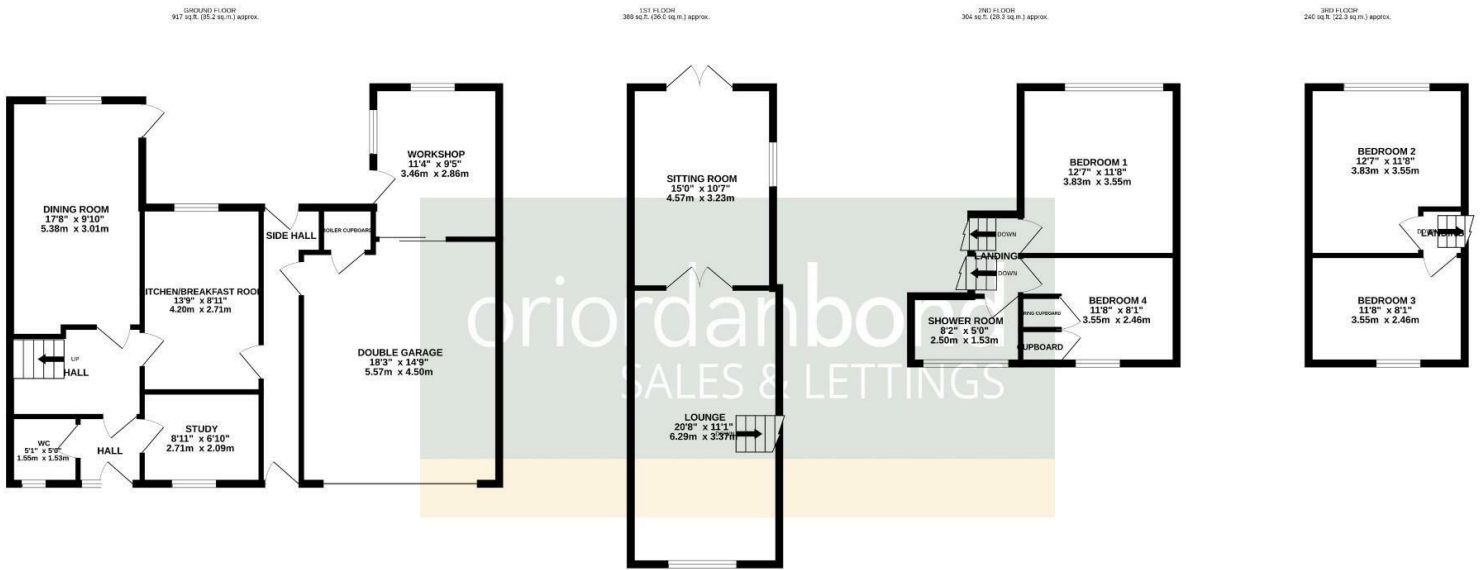
Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

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).







TOTAL FLOOR AREA : 1849 sq.ft. (171.8 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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