



**1 Mannings Rise, Rushden  
Northamptonshire NN10 0LY  
Offers Over £220,000 Freehold**

**\*NO ONWARD CHAIN\* \*WELL PRICED TO SELL\*** We are delighted to offer to the open market for sale this delightful modernised bungalow, occupying a corner plot in a cul-de-sac position. Two double bedrooms, shower room/WC, hall, extended lounge with dining/conservatory area, kitchen, utility hall, new boiler, front, side and rear gardens, garage and driveway parking. Viewing advised.

- Immaculate Bungalow
- Two Double Bedrooms
- Rear Hall Leading to Rear Garden
- Energy Efficiency Rating - D58
- Viewing Advised - No Onward Chain - Well Priced, to sell
- Large Lounge with Dining / Conservatory Area
- Front and Rear Gardens with Garage and Parking
- Local Amenities Within Walking Distance
- Shower Room
- Popular Residential Location



### Location

Situated off Bedford Road and Manning Street. The property is also identified by our For Sale board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

### Council Tax Band

B

### Energy Rating

Energy Efficiency Rating - D58

Certificate number - 0390-2415-6250-2127-7781

### Accommodation

#### Ground Floor

##### Hall

Loft access.

##### Bedroom 1 12'11" x 8'5" (3.93m x 2.56m)

Minimum measurement, plus built in wardrobes and door recess.

##### Bedroom 2 8'10" x 10'10" (2.68m x 3.30m)

##### Shower Room / WC

##### Kitchen 8'4" x 9'4" (2.55m x 2.84m)

Maximum measurement. Cupboard housing a modern Worcester gas fired boiler. Space and plumbing for washing machine. Space and plumbing for slimline dishwasher. Electric oven. Electric hob. Extractor.

##### Lounge 13'11" x 11'11" (4.24m x 3.64m)

##### Conservatory / Dining Room 11'2" x 5'11" (3.41m x 1.81m)

Maximum measurement.

##### Rear Hall

Space for tumble dryer.

### Outside

#### Front and Side Gardens

Corner plot. Scope to enclose the front and side gardens by way of higher fencing / boundaries, if so required.

### Rear Garden

A small, fully enclosed garden area. Gated access.

### Garage 16'6" x 8'6" (5.04m x 2.60m)

Double doors to front. Side door. Window.

### Driveway Parking

### 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

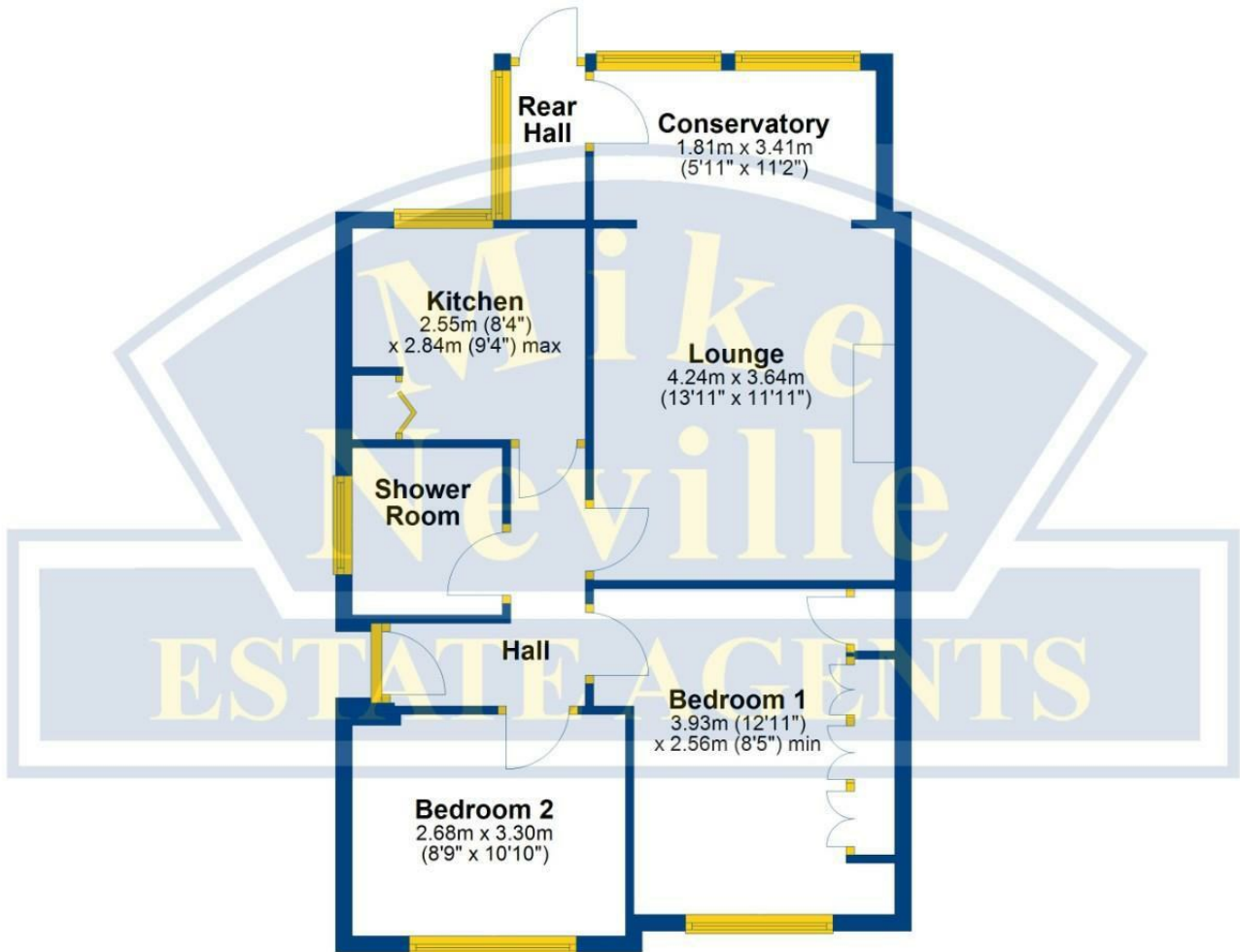
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





## Ground Floor

Approx. 62.7 sq. metres (674.7 sq. feet)



Total area: approx. 62.7 sq. metres (674.7 sq. feet)