



**29 Hyacinth Way, Rushden
NN10 0UR
Guide Price £365,000 Freehold**

Mike Neville Estate Agents are delighted to market for sale this four bedroom detached property situated in an incredibly popular cul-de-sac location, which is within immediate walking distance to open green areas and Jubilee Park. The property comprises entrance hall, ground floor cloakroom/WC, spacious lounge, separate dining room, a modern kitchen with utility room and garage conversion to another reception room. To the first floor are four good sized bedrooms, with an en-suite and family bathroom. Outside, the property has a low maintenance rear garden and parking for multiple vehicles.

*TENURE - FREEHOLD

*COUNCIL TAX BAND - E

- Four Bedrooms
- Ensuite To Master Bedroom
- Cul-De-Sac Location
- Energy Efficient Rating - C71
- Three Reception Rooms
- Spacious Lounge/Dining Room
- Walking Distance To Local Parks And Amenities
- Downstairs W/C
- Private Driveway
- Close To A6 Access



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

CTB - Band E

Energy Rating

Energy Efficiency Rating - C71

Certificate number - 2278-5986-7260-5543-6914

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

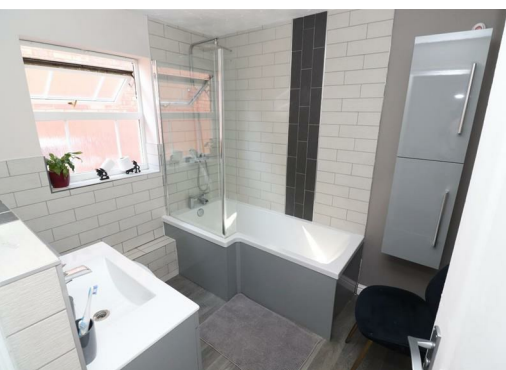
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make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

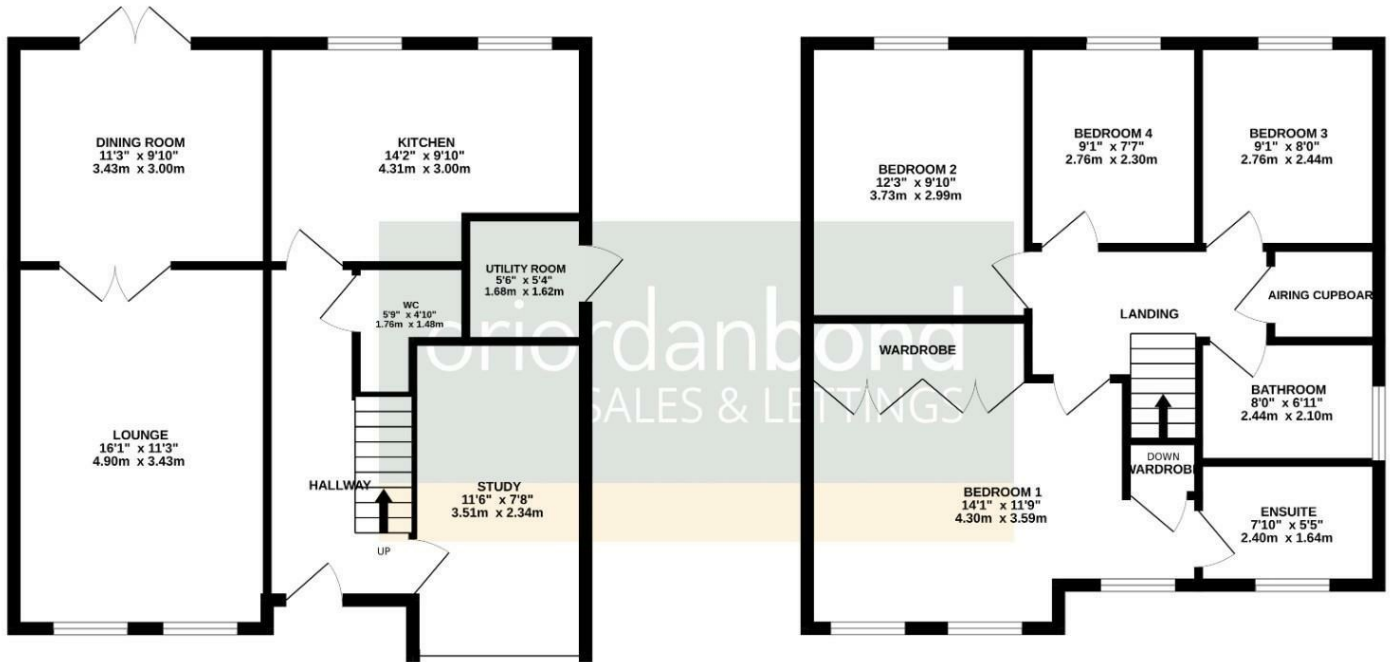
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





GROUND FLOOR
659 sq.ft. (61.3 sq.m.) approx.

1ST FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA; 1291 sq.ft. (119.9 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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