



## 3 Fern Road, Rushden Northamptonshire NN10 6AU Price £435,000 Freehold

Mike Neville Estate Agents are delighted to market for sale with No Onward Chain, this stunning, hugely extended, three double bedroom detached chalet bungalow with over 1,400sqft of accommodation in a sought after, non-estate location. The property is presented in good condition throughout with three spacious reception rooms including the kitchen/breakfast room, private driveway and single garage and is located in sought after location with close access routes to the A6 & A45, as well as the popular Rushden Lakes. The property comprises entrance hallway, master bedroom with en-suite, separate W/C, family bathroom, large kitchen/breakfast room, separate utility area, spacious lounge and dining rooms. To the first floor are two double bedrooms with another separate W/C. To the outside of the property is a large, well presented rear garden with hot tub and sheds, single garage and a private driveway for multiple vehicles. A viewing here is highly recommended to appreciate the size of not only the property but also the plot.

\*TENURE - FREEHOLD  
\*COUNCIL TAX BAND - D

- No Onwards Chain
- Large Kitchen/Breakfast Room
- Private Driveway & Single Garage
- Energy Efficient Rating - D63
- Extended Detached Chalet Bungalow
- Three Double Bedrooms
- Sought After Location
- Spacious Lounge & Dining Room
- Two Separate W/C's
- Close Access to A45



### Location

Off Wellingborough Road. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

### Council Tax Band

D

### Energy Rating

Energy Efficient Rating - D63

Certificate Number - 1320-0173-0014-6001-1663

### Accommodation

#### Ground Floor

#### Entrance Hall

**Bedroom 1 11'5" x 11'2" (3.48m x 3.41m)**

**En-suite 4'9" x 6'3" (1.46m x 1.91m)**

**W/C 4'9" x 4'7" (1.46m x 1.41m)**

**Bathroom 6'3" x 11'4" (1.91m x 3.46m)**

**Lounge 20'10" x 11'3" (6.37m x 3.45m)**

**Kitchen/Breakfast Room 20'10" x 14'11" (6.37m x 4.57m)**

Loft ladder access to loft space - gas fired boiler situated within the loft.

**Utility Room 6'2" x 5'11" (1.89m x 1.81m)**

**Dining Room 23'5" x 11'5" (7.14m x 3.50m)**

#### First Floor

**Bedroom 2 13'11" x 8'2" (4.25m x 2.50m)**

**Bedroom 3 13'11" x 7'9" (4.25m x 2.37m)**

**W/C 4'10" x 3'3" (1.48m x 1.00m )**

#### Outside

#### Private Driveway

Providing parking for multiple vehicles.

### Single Garage

Power and light connected.

### Enclosed Rear Garden

Large depth and width. Well established. Fully enclosed. Hot tub and shed etc included within sale.

### 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

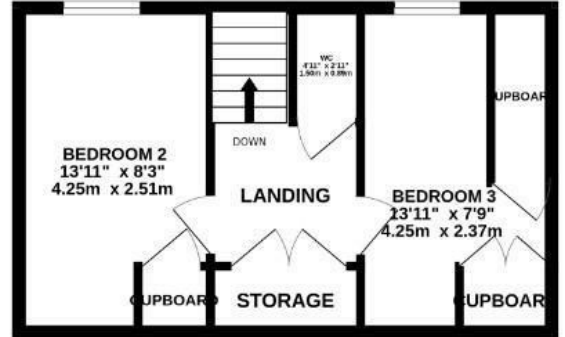
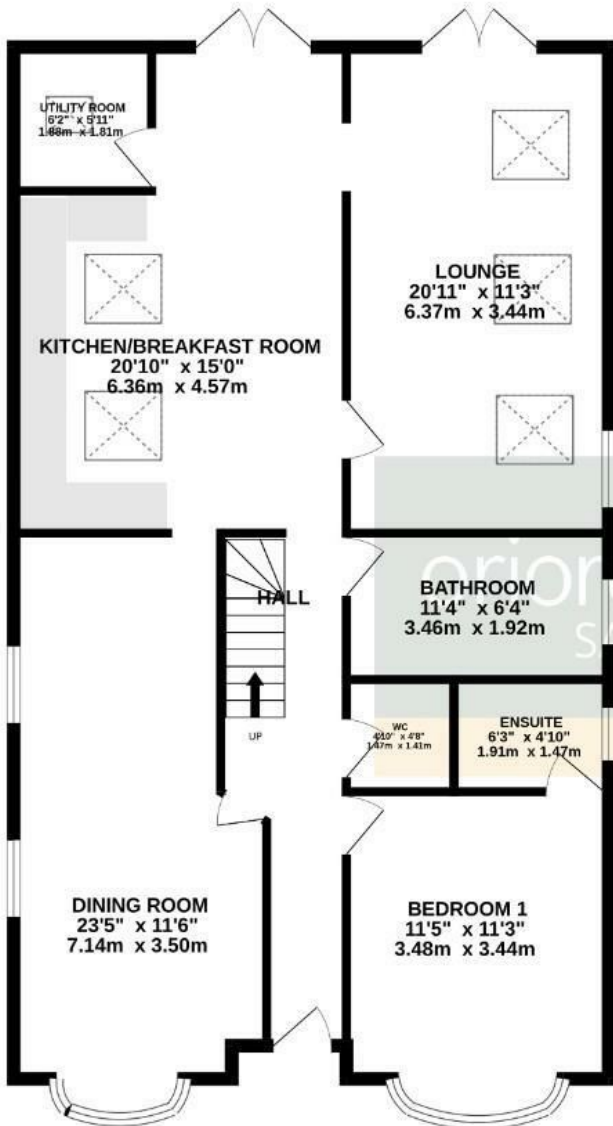
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





GROUND FLOOR  
1146 sq.ft. (106.5 sq.m.) approx.

1ST FLOOR  
319 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 1466 sq.ft. (136.2 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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