



**81 Farnham Drive, Rushden
Northamptonshire NN10 9JW
Price £250,000 Freehold**

We are delighted to offer to the market for sale this modernised, extended, semi-detached family home, situated in a popular residential location in the heart of the Home Farm Estate. The accommodation is certainly spacious and externally there are benefits to include a lovely rear garden, detached garage and a double width driveway, providing off-road parking for several vehicles. Three bedrooms, bathroom/WC, landing, porch, hall, lounge, kitchen/dining room and conservatory. PVC double glazing. Gas radiator central heating. Early viewing is advised to appreciate all on offer here.

- Viewing Advised
- Three Bedrooms
- Entrance Porch and Hall
- Energy Efficiency Rating - C69
- Sought After Residential Area
- Family Bathroom / WC
- Conservatory
- Home Farm Estate
- Lounge, Kitchen/Dining Room
- Garage and Double Width Driveway



Location

Farnham Drive is situated off Grangeway, with the property being found opposite the turning into Dean Close, identified via 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 - C69

Certificate number - 9921-1203-1109-3708-1104

Accommodation

Ground Floor

Entrance Porch

Hall

Lounge 14'3" x 13'2" (4.34 x 4.02)

Maximum measurement, plus under stairs cupboard.

Dining Area 9'3" x 7'6" (2.82 x 2.29)

Kitchen 6'3" x 8'4" (1.90 x 2.53)

Modern wall mounted gas fired Baxi boiler. Space and plumbing for appliances.

Conservatory 7'8" x 7'1" (2.33 x 2.15)

Of brick and PVC double glazed construction. Radiator. Power points.

First Floor

Landing

Loft access. Linen cupboard.

Bedroom 1 11'10" x 9'2" (3.60 x 2.80)

Maximum measurement, plus door recess.

Bedroom 2 12'0" x 7'10" (3.66 x 2.40)

Minimum measurement, plus door recess.

Bedroom 3 8'7" x 8'2" (2.61 x 2.49)

Bathroom/WC

Hand shower set over bath.

Outside

Front

Double width driveway. Front garden. Side gate to rear garden.

Garage 19'0" x 7'1" (5.79 x 2.15)

Minimum measurement. Up and over door to front. Side door.

Rear Garden

Fully enclosed and well established. A lovely rear garden.

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.mikeneville.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

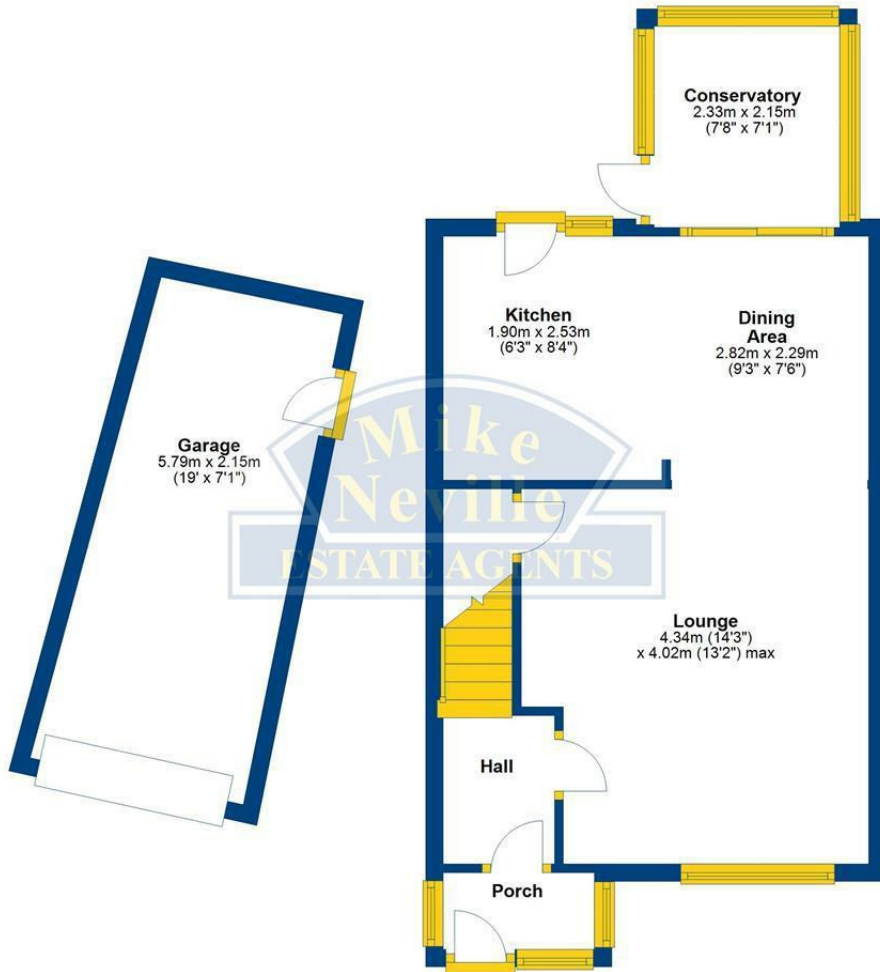
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





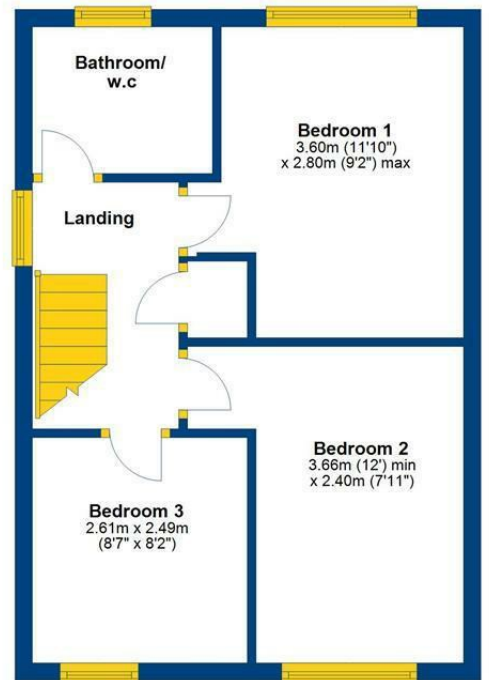
Ground Floor

Main area: approx. 41.5 sq. metres (446.7 sq. feet)
Plus garage, approx. 13.5 sq. metres (145.1 sq. feet)



First Floor

Approx. 36.6 sq. metres (394.4 sq. feet)



Main area: Approx. 78.1 sq. metres (841.1 sq. feet)
Plus garage, approx. 13.5 sq. metres (145.1 sq. feet)