



**41 Quorn Road, Rushden  
Northamptonshire NN10 6UU  
Price £290,000 Freehold**

We are delighted to offer for sale, with no onward chain, this deceptively spacious detached bungalow, situated in the peaceful area of Quorn Road, being a no-through road. The main ground floor accommodation is complemented by way of two further smaller/temporary first floor bedrooms. To the ground floor, boasting: two double bedrooms, good size living room, kitchen, bathroom, cloakroom/WC and large conservatory addition. Externally, there is a large, private rear garden and off-road parking. Further benefitting from being well within walking distance to local amenities, the Town Centre, Rushden Lakes etc. Contact us today for an early viewing and to avoid missing out on making this property your new home.

- Quiet, Sought After Location
- Off Road Parking
- Converted Loft Space, Providing Two Further Smaller / Temporary Bedrooms
- Energy Efficiency Rating - D60
- Close To Town Centre
- Two Double Bedrooms
- Well Presented Throughout
- Good Size Private Garden
- Large Conservatory
- Viewing Essential



### Location

Quorn Road is a no through road, leading to allotments and is situated off Washbrook Road. 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

B

### Energy Rating

Energy Efficiency Rating - D60

Certificate number - 0215-7125-3002-0091-3206

### Accommodation

#### Ground Floor

#### Hallway

#### Bedroom 1 10'10" x 11'5" (3.30m x 3.48m)

Fitted wardrobes.

#### Bedroom 2 10'10" x 10'3" (3.30m x 3.12m)

#### Bathroom / WC 6'3" x 6'11" (1.91m x 2.10m)

#### Cloakroom / WC

#### Living Room 13'5" x 11'5" (4.08m x 3.48m)

Fireplace with gas fire.

#### Kitchen 10'1" x 10'2" (3.08m x 3.10m)

Built in electric oven, electric hob and extractor. Modern wall mounted gas fired Baxi Boiler, concealed in cupboard. Fridge. Freezer. Washing Machine. Tumble Dryer and Microwave all being left as part of any sale.

#### Conservatory 8'11" x 21'10" (2.72m x 6.66m)

Of brick and PVC double glazed construction. Power and light connected. 2 radiators.

### First Floor

#### Landing

Useful storage cupboard.

#### Bedroom 3 10'10" x 8'7" (3.29m x 2.62m)

Plus eves storage.

#### Bedroom 4 10'9" x 7'10" (3.28m x 2.39m)

Plus eves storage.

### Outside

#### Front

Side gated access to rear.

#### Driveway

To the side / fore, for off-road parking for 1-2 vehicles.

#### Rear Garden

Of a good size, providing privacy. Enclosed and well matured. Shed. Summerhouse. Mainly paved, providing low maintenance.

### 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

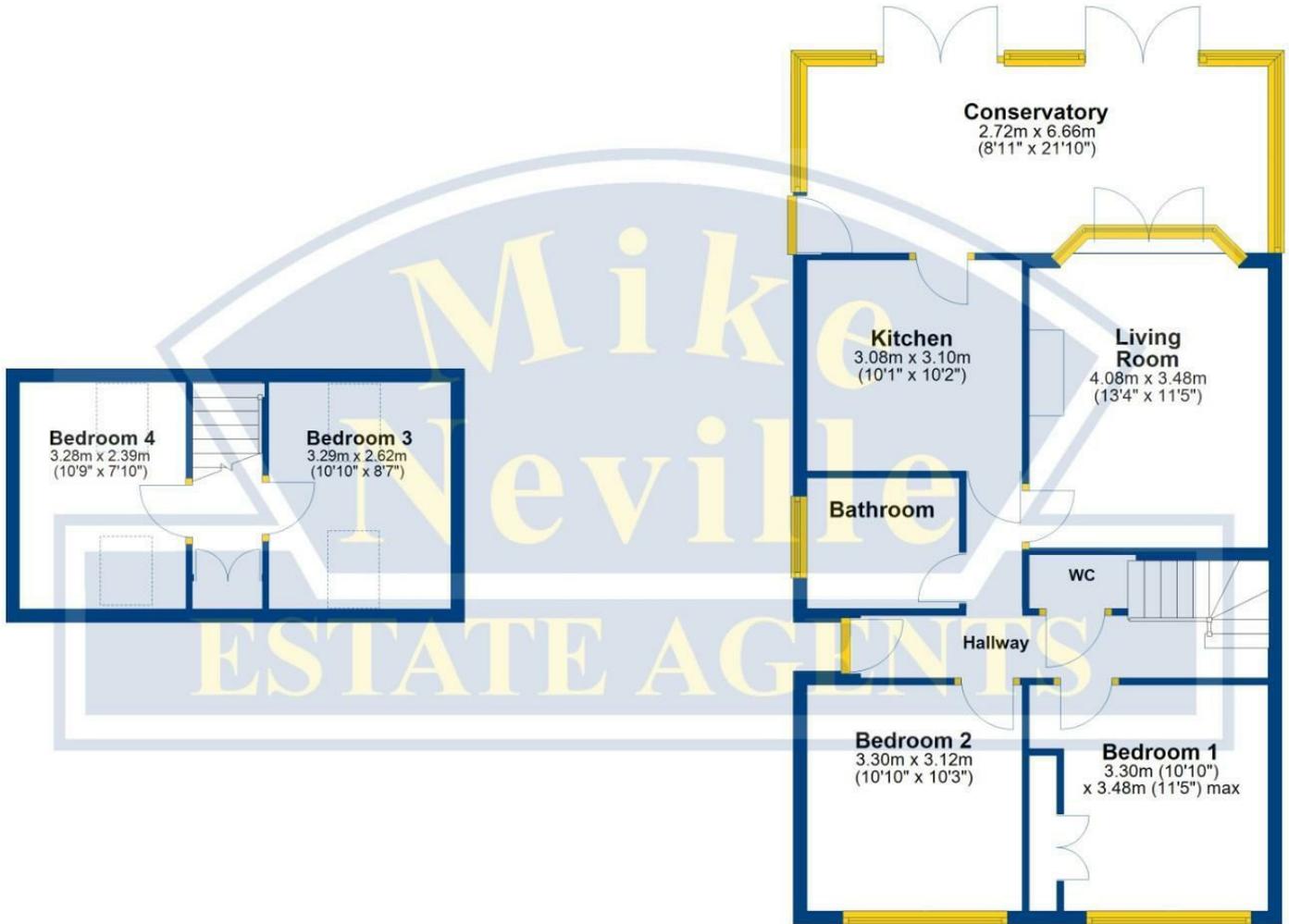
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





## Ground Floor

Approx. 99.8 sq. metres (1074.4 sq. feet)



Total area: approx. 99.8 sq. metres (1074.4 sq. feet)