



## **16 Ashby Drive, Rushden Northamptonshire NN10 9HJ Offers Over £300,000 Freehold**

Nestled in the desirable Home Farm Estate, this impressive home on Ashby Drive has been extended, now making it a very spacious family town home. Formerly semi-detached, this home now offers a remarkable opportunity for families seeking a spacious and versatile home. Originally a three-bedroom property, it has been thoughtfully transformed into a generous four bedroom residence, providing ample room for both relaxation and entertainment. The property boasts two well-proportioned reception rooms, perfect for family gatherings or quiet evenings in. The layout is designed to maximise space and comfort, ensuring that every member of the household can enjoy their own area.

This home combines classic charm with modern living. Its location in Rushden places it within easy reach of local amenities, schools, and parks, making it an ideal setting for family life. The expansive interior is complemented by a welcoming exterior, creating a warm and inviting atmosphere.

This property truly must be viewed to appreciate the overall space and potential it offers. Whether you are looking to settle down in a vibrant community or seeking a home that can adapt to your family's changing needs, this house is a fantastic choice. Don't miss the chance to make this wonderful property your new family home.

- Home Farm Estate Location
- Family Bathroom / WC
- Extended Kitchen / Dining Room
- Energy Efficiency Rating - D68
- Impressive, Extended Family Home
- Landing, Hall
- Good size driveway, Garage, Utility Room, WC
- Originally a three-bedroom property, now a four bedroom residence
- Lounge with Woodburner
- Landscaped Rear Garden



### Location

Off Barnwell Drive. 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 - D68

Certificate number - 2120-1204-8060-1106-1321

### 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).

### Room Measurements

Lounge 10'2" x 14'8" (3.09 x 4.48)

Maximum measurement, plus bay window

Kitchen/Dining Room 11'5" x 18'2" (3.48 x 5.53)

Maximum measurement

Family Area 8'6" x 7'8" (2.59 x 2.33)

Utility Area 10'3" x 8'5" (3.12 x 2.56)

Absolute maximum measurement

Bedroom 1 12'10" x 8'3" (3.90 x 2.52)

Dressing Area 6'0" x 8'3" (1.84 x 2.52)

Bedroom 2 9'4" x 11'5" (2.85 x 3.47)

Maximum measurement, including fitted wardrobes

Bedroom 3 10'7" x 10'3" (3.22 x 3.12)

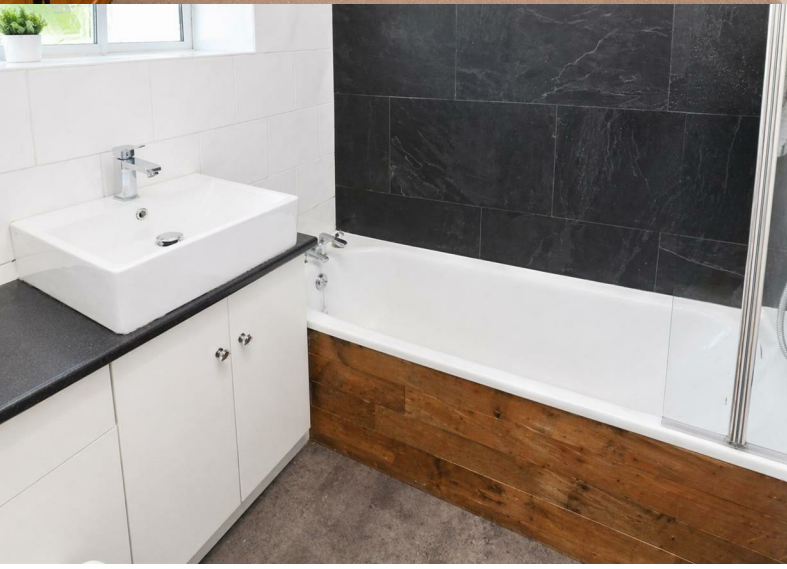
Plus built in wardrobes

Bedroom 4 7'7" x 7'11" (2.31 x 2.41)

Maximum measurement

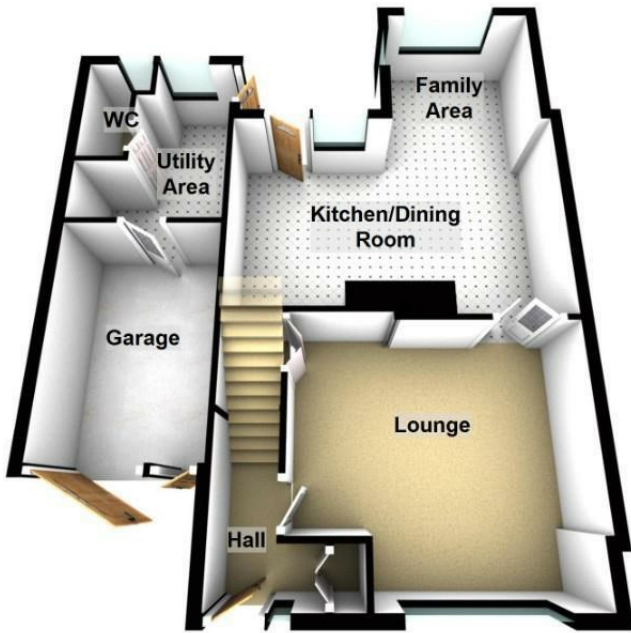
Garage 12'6" x 8'5" (3.80 x 2.56)

Access to front. Power and light connected. Rear door to utility area.



### Ground Floor

Approx. 67.1 sq. metres (722.5 sq. feet)



### First Floor

Approx. 53.2 sq. metres (572.6 sq. feet)



Total area: approx. 120.3 sq. metres (1295.1 sq. feet)