



**12 Dingle Road, Rushden
Northamptonshire NN10 6RX
Price £290,000 Freehold**

Offered to the open market for sale with no onward chain is this delightful three bedroom detached family home that benefits from both a re-fitted shower room and a re-fitted kitchen. Good, sensibly sized accommodation can also be found throughout. Located within immediate walking distance of Melloway Park, as well as being within easy walking and driving distance to Rushden Lakes. Externally, the property features an enclosed rear garden, good driveway parking and a single detached garage. Early viewing advised.

- No Onward Chain
- Viewing Advised
- Immediate walking distance to Melloway Park
- Easy access to Rushden Lakes, both walking and driving distance
- Ground floor cloakroom / WC
- Modern shower room
- Large lounge
- Modern Kitchen
- Single garage and driveway parking, Enclosed Rear Garden
- Energy Efficiency Rating - D67



Location

Off Melloway Road. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Energy Rating

Energy Efficiency Rating - D67

Certificate number - 9448-3025-7207-2417-0204

Council Tax Band

C

Accommodation

Ground Floor

Entrance Hall

Cupboard

Ground Floor Cloakroom / WC 4'8" x 3'11" (1.44m x 1.21m)

Lounge 15'5" x 10'10" (4.71m x 3.32m)

Feature fireplace.

Kitchen/Diner 15'5" x 12'0" (4.71m x 3.67m)

Space and plumbing for washing machine. Double electric oven. Gas hob. Extractor. Fridge. Freezer.

First Floor

Landing

Bedroom 1 15'5" x 12'0" (4.71m x 3.68m)

Bedroom 2 11'5" x 6'11" (3.50m x 2.13m)

Bedroom 3 9'6" x 8'5" (2.90m x 2.59m)

Shower Room / WC 8'4" x 5'6" (2.55m x 1.70m)

Outside

Front

Driveway & Parking

Single Garage/Workshop

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.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

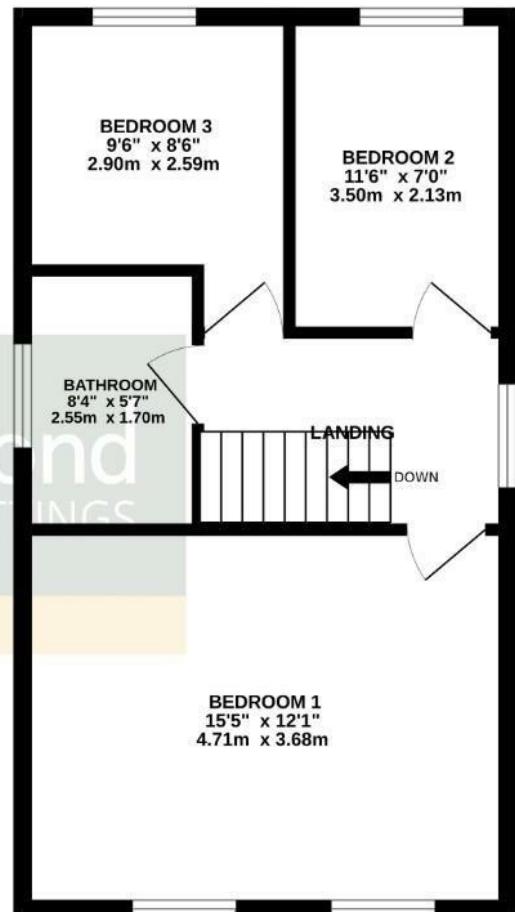
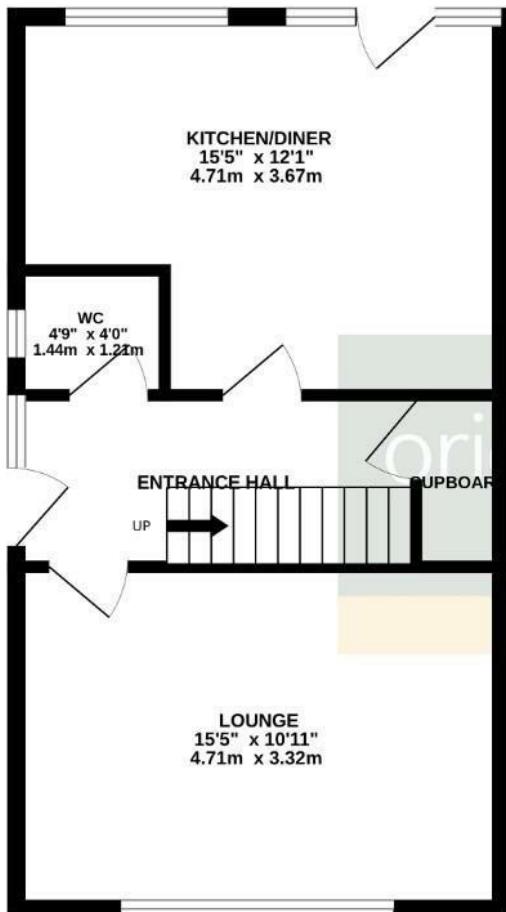
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.

1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.6 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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