



**86 Whitefriars, Rushden  
Northamptonshire NN10 9PE  
Price £325,000 Freehold**

Mike Neville Estate Agents are delighted to offer to the open market for sale with no onward chain this three double bedroom detached bungalow. The property is presented in good condition throughout and located in a sought after location, which is within walking distance to local amenities and Rushden Lakes. The property comprises entrance hall, spacious lounge/dining room, kitchen with fitted appliances, four piece family bathroom and three bedrooms. Outside, there is a good size enclosed private rear garden, good size single garage and a private driveway with multi-vehicle parking facilities. Early viewing advised.

\*TENURE - FREEHOLD

\*COUNCIL TAX BAND - C

- Detached Bungalow
- Four Piece Bathroom
- Close Access Routes To A45 and A6
- Energy Efficient Rating - D67
- Three Double Bedrooms
- Single Garage To Rear Of Property
- Walking Distance To Local Amenities
- Spacious Lounge/Dining Room
- Parking For Multiple Vehicles
- Sought After Location



### Location

On Whitefriars. 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

C

### Energy Rating

Energy Efficiency Rating - D67

Certificate number - 0140-2201-0060-2129-7331

### Accommodation

#### Ground Floor

#### Entrance Hall

L-shaped with loft ladder access to a loft space. Loft houses the gas fired boiler.

#### Lounge/Dining Room 13'6" x 21'8" (4.13m x 6.62m )

Maximum.

#### Kitchen 12'1" x 9'1" (3.69m x 2.78m)

Fitted appliances: fridge, freezer, double electric oven, hob, extractor, washing machine, dishwasher.

#### Bedroom 1 9'7" x 12'4" (2.94m x 3.78m)

Fitted wardrobes.

#### Bedroom 2 10'9" x 8'11" (3.28m x 2.72m )

#### Bedroom 3 8'7" x 8'11" (2.63m x 2.72m)

#### Four Piece Family Bathroom / WC 5'10" x 9'1" (1.80m x 2.78m)

#### Outside

#### Private Driveway

#### Garage

#### 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](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.

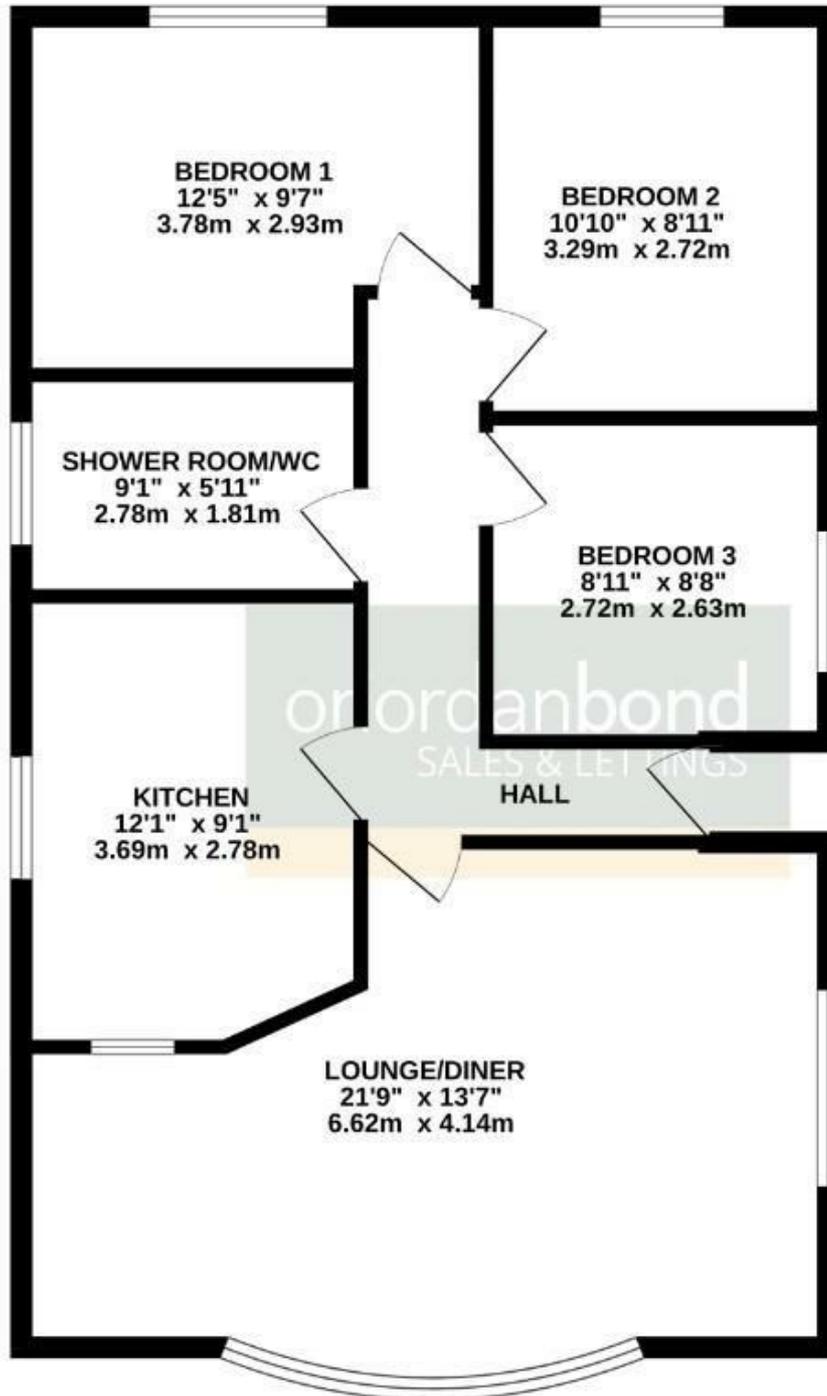
#### Money Laundering Regulations 2017

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  
768 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA: 768 sq.ft. (71.4 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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