



12a Sandringham Close, Rushden NN10 9ER Guide Price £400,000 Freehold

NO ONWARD CHAIN Situated off St Mary's Avenue is the quaint cul-de-sac of Sandringham Close, where you'll find this charming individually designed and built, detached bungalow that offers an abundance of indoor and outdoor space, in a very secluded and private spot, yet being within immediate walking distance of the Town Centre. Inside, you will find two spacious reception rooms, as well as three well-proportioned, double bedrooms. One of the standout features of this property is the impressive parking capacity, accommodating for several vehicles, with scope for more, as there are various garden areas that could be incorporated. Yet there is still an abundance of further outdoor space, with gardens surrounding the entirety of the property, offering various areas of seating, garden and hardstanding areas. Contact us today to avoid disappointment.

- No Upward Chain
- Three double bedrooms
- Driveway parking for several vehicles
- Energy Efficiency Rating - D62
- Superb individually built detached bungalow
- Spacious lounge & separate dining room
- Large detached single garage
- Private and secluded plot
- Kitchen, utility room & wc
- Substantial gardens to the front and side



Location

Sandringham Close is located off of St Marys Avenue. Upon turning into Sandringham Close, the property is located in the right hand corner of the close, and accessed via a secluded driveway. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

E

Energy Rating

Energy Efficiency Rating - D62

Certificate number - 5719-7125-3002-0001-3506

Accommodation

Ground Floor

Hall

Good size storage cupboards.
Loft access.

Bedroom 1 12'10" x 12'7" (3.90m x 3.84m)

Maximum measurement, including fitted wardrobes

Bedroom 2 11'10" x 11'10" (3.60m x 3.60m)

Bedroom 3 9'3" x 11'10" (2.83m x 3.60m)

Shower Room

Re-fitted modern shower room benefitting from a large double floor level shower cubicle, low flush wc & vanity wash hand basin. Finished with a fully tiled floor, fully tiled surrounds and feature radiator with towel rail.

Lounge 11'10" x 18'1" (3.60m x 5.50m)

Dining Room 12'7" x 8'10" (3.84m x 2.70m)

Maximum measurement.

Kitchen 11'3" x 8'6" (3.43m x 2.58m)

Minimum measurement, plus cupboards containing wall mounted gas fired Worcester boiler and hot water cylinder.

Utility Room 9'2" x 6'9" (2.80m x 2.07m)

Space and plumbing for washing machine.
Space for further white good.

WC

Low flush wc

Outside

Driveway Parking

For several vehicles to the front of the garage and side gardens

Garage 24'2" x 11'5" (7.39m x 3.48m)

Maximum internal measurement.

Spacious garage with an up and over door to front, side door to the gardens and eaves storage space.

Front, Side & Rear Gardens

Surrounding the entirety of the property, and offering great deal of seclusion and privacy, as well as a variety of different hardstanding, block paved, garden and seating areas. A superb overall plot that offers a wealth of potential.

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

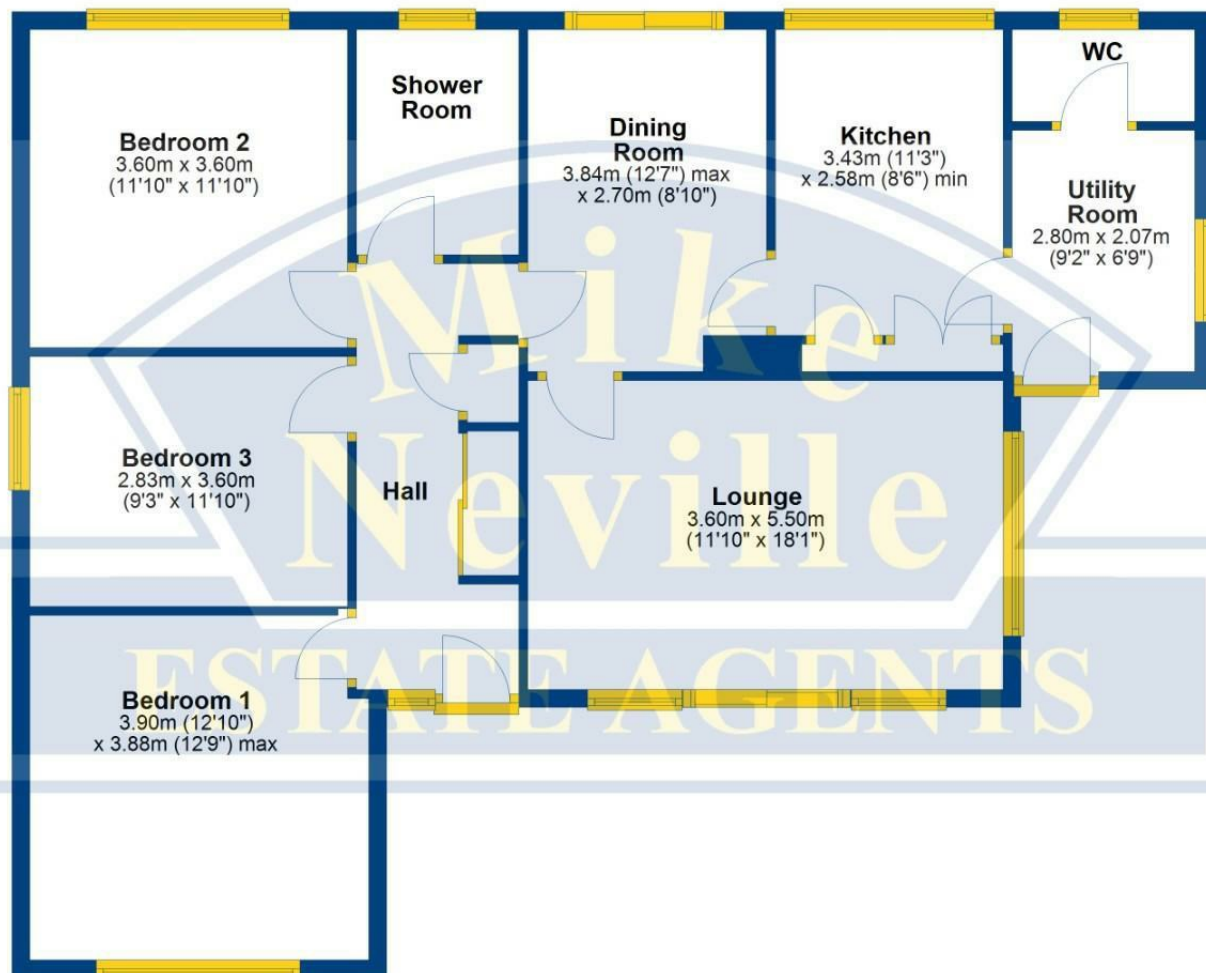
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





Ground Floor

Approx. 103.6 sq. metres (1115.5 sq. feet)



Total area: approx. 103.6 sq. metres (1115.5 sq. feet)