



**32 Maye Dicks Road, Rushden  
Northamptonshire NN10 0YT  
Price £275,000 Freehold**

Offered to the open market for sale with no onward chain and located on the South side of the Town is this extended, linked end of terrace home. With a modernised kitchen/breakfast room, large conservatory, lounge, ground floor cloakroom/WC, three bedrooms, two bathrooms, parking and a garage, early viewing comes very highly recommended. Redecorated and re-carpeted during Jan/Feb '26. PVC double glazing. Gas radiator central heating. New internal doors. New front door. Solar panels. Paved forecourt and enclosed rear garden.

- Modernised Family Home
- Modernised, Open Plan Kitchen/Breakfast Room with Fitted Appliances
- Rear Garden
- Energy Efficiency Rating - B83
- Three Bedrooms
- En-suite To Master Bedroom
- Close To Local Amenities
- Ground Floor Cloakroom/WC
- Single Garage, Private Parking
- Close Access To A6





### Location

On Maye Dicks Road, opposite Willmott 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 - B83

Certificate number - 0390-2379-6180-2802-0805

### Council Tax Band

C

### Accommodation

#### Ground Floor

##### Hall

**Lounge 10'11" x 13'7" (3.35m x 4.15m)**

**Ground Floor Cloakroom / WC 5'8" x 3'0" (1.73m x 0.93m)**

**Kitchen / Breakfast Room 15'4" x 8'7" (4.68m x 2.63m)**

Fitted Appliances.

**Conservatory 13'10" x 11'5" (4.23m x 3.49m)**

Utility cupboard to one corner.

#### First Floor

##### Landing

Pull down loft ladder to loft access. Airing cupboard housing hot water cylinder.

**Bedroom 1 8'10" x 10'4" (2.71m x 3.16m)**

Plus wardrobes.

**En-suite Shower Room / WC 8'10" x 3'10" (2.71m x 1.18m)**

**Bedroom 2 8'11" x 9'2" (2.72m x 2.80m)**

**Bedroom 3 6'3" x 7'5" (1.93m x 2.28m)**

Minimum, plus cupboard.

**Bathroom / WC 6'2" x 6'2" (1.88m x 1.88m)**

### Outside

#### Front

### Front Forecourt

Paved.

### Rear

### Rear Garden

Fully enclosed. Paved. Side gated access.

### Driveway

For one vehicle to the fore of the garage.

### Garage

Power and light connected. Up and over door to front. Loft ladder to a boarded loft space.

### 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).

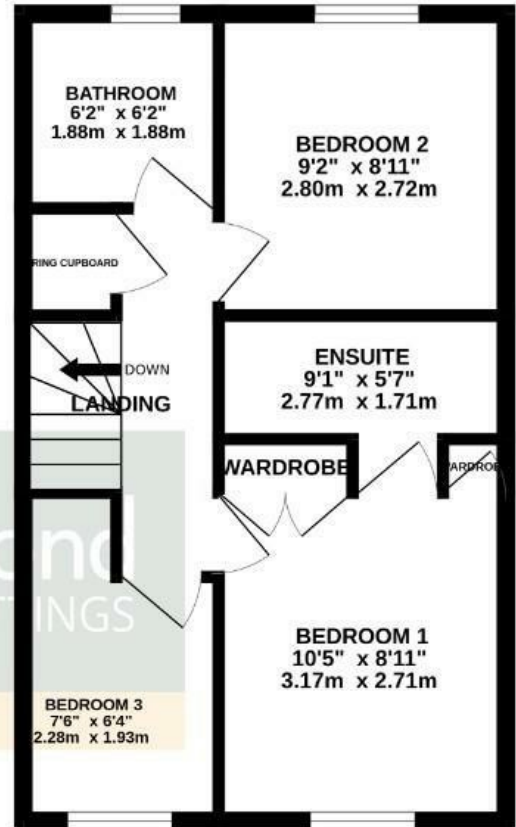
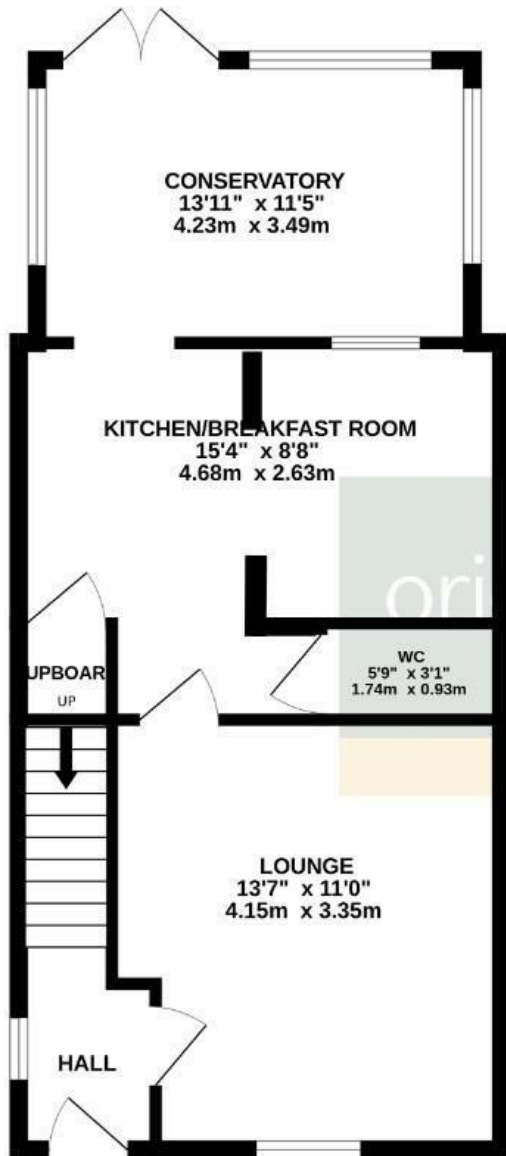






GROUND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.

1ST FLOOR  
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 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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