



**281 Wellingborough Road, Rushden  
Northamptonshire NN10 9XN  
Price £340,000 Freehold**

Offered to the market with no onward chain is this fantastic, bay fronted, mature detached property, situated on a good size plot in a sought after residential location, oozing potential. Internally, you will find three bedrooms, a family bathroom, two reception rooms, and a long kitchen, whilst externally you will find a large, south facing rear garden, a large/double garage and carport, good size front garden and driveway parking for several vehicles. To arrange that all important early viewing, contact our office today.

- No Onward Chain
- Walking Distance To Rushden Lakes
- Separate Dining Room
- Energy Efficiency Rating - D58
- Sought After Location
- Three Bedrooms
- Large Car Port
- Fantastic Road Links
- Lounge With Bay Window
- Large / Double Garage With ample Off Road Parking to the side and fore





### Location

The property is identified by our 'For Sale' board, close to the turning opposite into St George's Way. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

### Council Tax Band

D

### Energy Rating

Energy Efficiency Rating - D58

Certificate number - 0966-1203-9905-3908-1804

### Accommodation

#### Ground Floor

##### Hall

Useful under stairs storage cupboard.

##### Lounge 10'5" x 12'6" (3.18 x 3.81)

Plus bow window.

##### Dining Room 13'1" x 11'2" (3.98 x 3.41)

Maximum measurement. Wall mounted Ideal gas fired boiler, installed in 2023.

##### Kitchen 9'6" x 7'2" plus 8'3" x 5'9" (2.90 x 2.19 plus 2.51 x 1.74)

Gas cooker point. Plumbing for washing machine.

#### First Floor

##### Landing

Access to insulated and boarded loft space, via loft ladder. Skylight window within the loft space.

##### Bedroom 1

Maximum measurement.

##### Bedroom 2 13'1" x 9'11" (3.98 x 3.01)

Maximum measurement.

##### Bedroom 3 9'6" x 8'6" (2.89 x 2.60)

Maximum measurement.

#### Bathroom / WC

### Outside

#### Front

Driveway and front garden. Side gate to rear.

#### Car Port

#### Large / Double Garage 17'0" x 13'9" (5.17 x 4.18)

Maximum measurement. Large up and over door to front. Power and light connected.

#### Rear Garden

Of a good mature size. Fully enclosed and south facing.

### 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)

### 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).

### 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.

### 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.



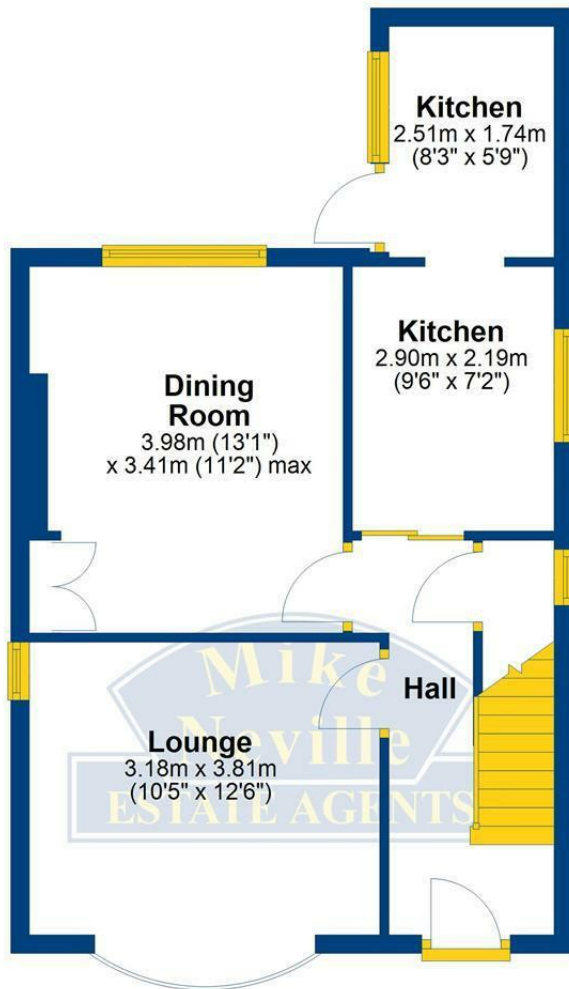






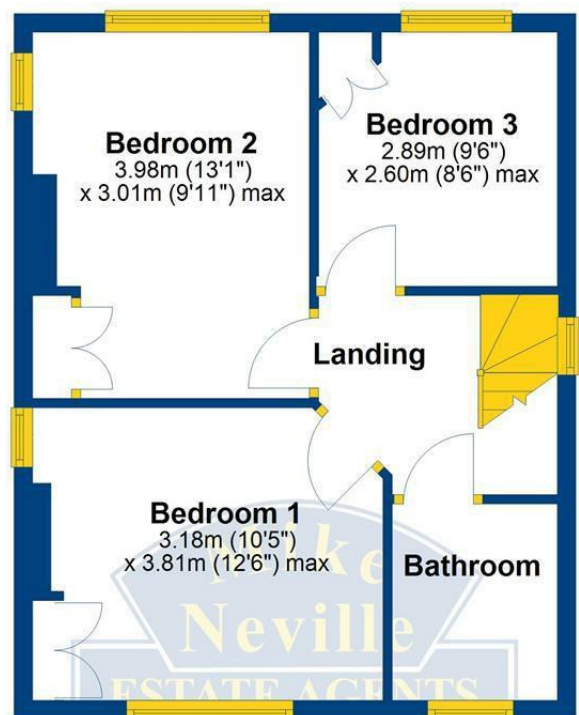
## Ground Floor

Approx. 46.4 sq. metres (499.1 sq. feet)



## First Floor

Approx. 41.4 sq. metres (445.9 sq. feet)



Total area: approx. 87.8 sq. metres (945.0 sq. feet)