



**25 Paddocks Road, Rushden  
Northamptonshire NN10 6RY  
Price £350,000 Freehold**

Situated within a short walk of Rushden Lakes on a no-through road on the outskirts of Rushden is this rarely available, delightful, extended, detached family home, offered to the market for sale with no onward chain. With well proportioned and roomy family accommodation throughout, and all local amenities being within walking distance, an early viewing is advised to truly appreciate all that is on offer here. Four bedrooms, family bathroom, landing, hall, ground floor cloakroom/WC, lounge, dining room, kitchen/breakfast room, large utility room addition, garage, driveway parking, south facing rear garden and 15 solar panels, owned and being sold with the property.

- Extended Detached Family Home
- Well presented throughout
- No Onward Chain
- Energy Efficiency Rating - D66
- Sought After Residential Area
- Four Bedrooms
- Fully Enclosed South Facing Rear Garden
- Situated Within a Short Walk of Rushden Lakes
- Family Bathroom
- Garage & Ample Off Road Parking



### Location

Paddocks Road can be found off St Georges Way, which in turn can be found off Wellingborough Road. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

### Council Tax Band

D

### Energy Rating

Energy Efficiency Rating - D66

Certificate number - 0290-1203-6606-3703-1104

### Solar Panels

15 solar panels. We are advised by our vendor clients that the solar panels are owned with the property and are being sold with the property. They supply cheaper electricity and the remainder / excess goes back to the grid. Full information can be provided, if so required.

### Accommodation

#### Ground Floor

##### Hall

##### Ground Floor Cloakroom / WC

##### Lounge 12'7" x 15'1" (3.84m x 4.60m)

##### Dining Room 9'1" x 11'2" (2.78m x 3.41m)

##### Kitchen / Breakfast Room 9'6" x 14'1" (2.90m x 4.30m)

Fitted appliances by way of: Electric oven. Gas hob. Extractor. Fridge. Freezer.

##### Utility Room 7'3" x 11'8" (2.23m x 3.56m)

Space and plumbing for washing machine. Gas fired Baxi solo boiler.

#### First Floor

##### Landing

Loft access. Airing cupboard housing hot water cylinder.

##### Bedroom 1 10'11" x 11'11" (3.34m x 3.65m)

##### Bedroom 2 10'11" x 9'2" (3.34m x 2.81m)

##### Bedroom 3 7'11" x 10'2" (2.42m x 3.11m)

##### Bedroom 4 7'10" x 10'2" (2.41m x 3.11m)

### Bathroom / WC 7'6" x 4'9" (2.31m x 1.47m)

### Outside

#### Front

Driveway parking for and an area of front garden. Side gate to rear garden.

#### Garage

Power and light connected. Door from utility room. Door to side. Window to side. Door to front (boarded over internally, currently).

#### Rear Garden

Fully enclosed, well established 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)

### 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.

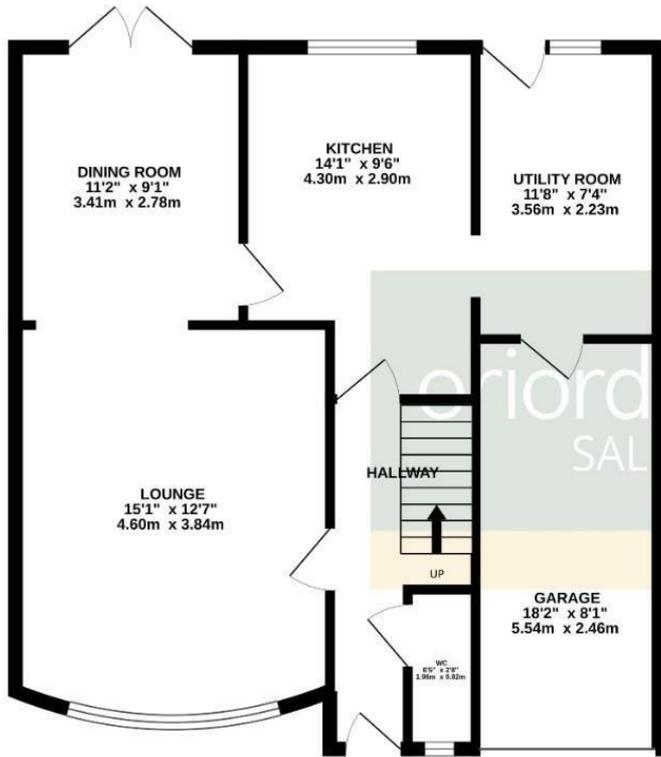
### Money Laundering Regulations 2017

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).

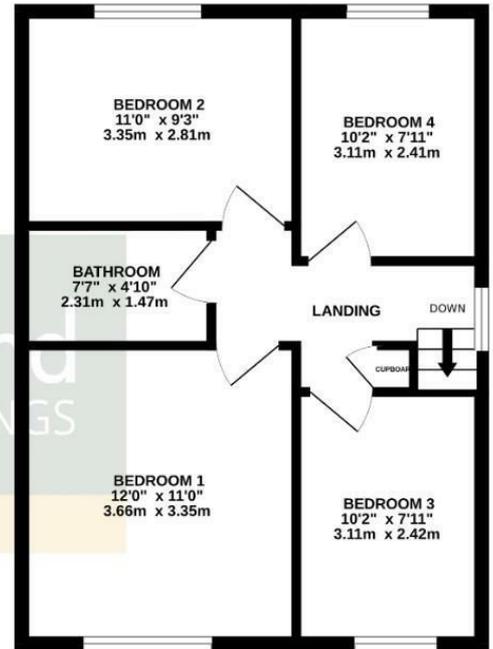




GROUND FLOOR  
708 sq.ft. (65.8 sq.m.) approx.



1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 1177 sq.ft. (109.4 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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