



**21 The Hedges, Rushden  
Northamptonshire NN10 6DJ  
Price £240,000 Freehold**

Offered to the open market for sale is this mature ex-local authority semi-detached family property, situated on a sensibly sized plot, that incorporates a front garden, long driveway, garage and enclosed rear garden. The location is a good one, with the property being within walking distance of both Higham Ferrers and Rushden Town Centres, Rushden Lakes, local amenities and popular schools for all age groups. Three bedrooms, bathroom/WC, landing, hall, lounge, dining room, kitchen, rear hall, ground floor cloakroom and study/snug.

- Mature ex-local authority semi-detached family home
- Early viewing advised
- Sensibly sized plot
- Front garden, long driveway, garage and enclosed rear garden
- Within walking distance of both Higham Ferrers and Rushden Town Centres, Rushden Lakes, local amenities and popular schools for all age groups
- Three bedrooms, bathroom/WC, landing and study/snug
- Hall, lounge, dining room, kitchen, rear hall
- Energy Efficiency Rating - C70
- Sought After Property



## Location

The Hedges runs parallel to Handcross Way and links Handcross Way to Prospect Avenue. 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

A

## Energy Rating

Energy Efficiency Rating - C70

Certificate number - 2130-4802-8050-5191-2395

## Accommodation

### Ground Floor

#### Porch

#### Hall

Stairs with under stairs cloaks area.

#### Lounge 12'4" x 12'2" (3.78m x 3.71m)

Fireplace and multi-fuel burner.

#### Dining Room 11'5" x 9'10" (3.48m x 3.00m)

Fireplace and multi-fuel burner.

#### Kitchen 11'5" x 8'3" (3.48m x 2.52m)

Appliances by way of fridge. Freezer. Washing machine. Space for cooker. Pantry.

### Rear Hall

#### Ground Floor Cloakroom / WC 4'10" x 2'9" (1.48m x 0.84m)

#### Study / Family Room 15'7" x 7'8" (4.75m x 2.34m)

### First Floor

#### Landing

Access to part boarded, insulated loft space. Cupboard.

#### Bedroom 1 10'8" x 10'7" (3.26m x 3.24m)

Cupboard.

#### Bedroom 2 10'6" x 9'2" (3.22m x 2.81m)

Cupboard.

#### Bedroom 3 9'2" x 7'8" (2.81m x 2.35m)

Cupboard housing a Worcester gas fired boiler.

#### Bathroom / WC 7'8" x 6'2" (2.35m x 1.89m)

### Outside

#### Front

Area of front garden.

#### Driveway

To side of the property.

## Garage 16'0" x 9'10" (4.88m x 3.00m )

Of concrete sectional construction. Door to front.

## Rear Garden

Fully enclosed.

## 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.

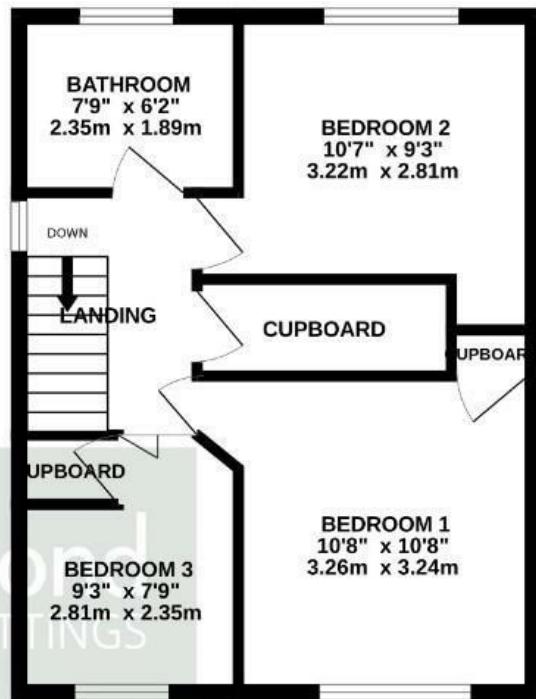
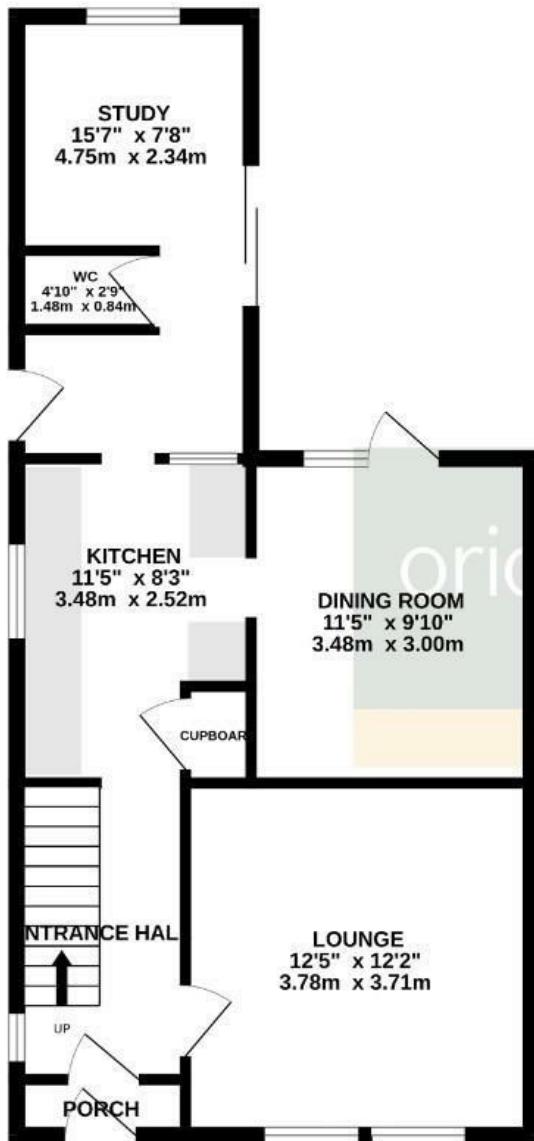
## Money Laundering Regulations 2017

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  
560 sq.ft. (52.0 sq.m.) approx.

1ST FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 991 sq.ft. (92.1 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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