



**1 Barnwell Drive, Rushden, Northamptonshire, NN10 9HW**

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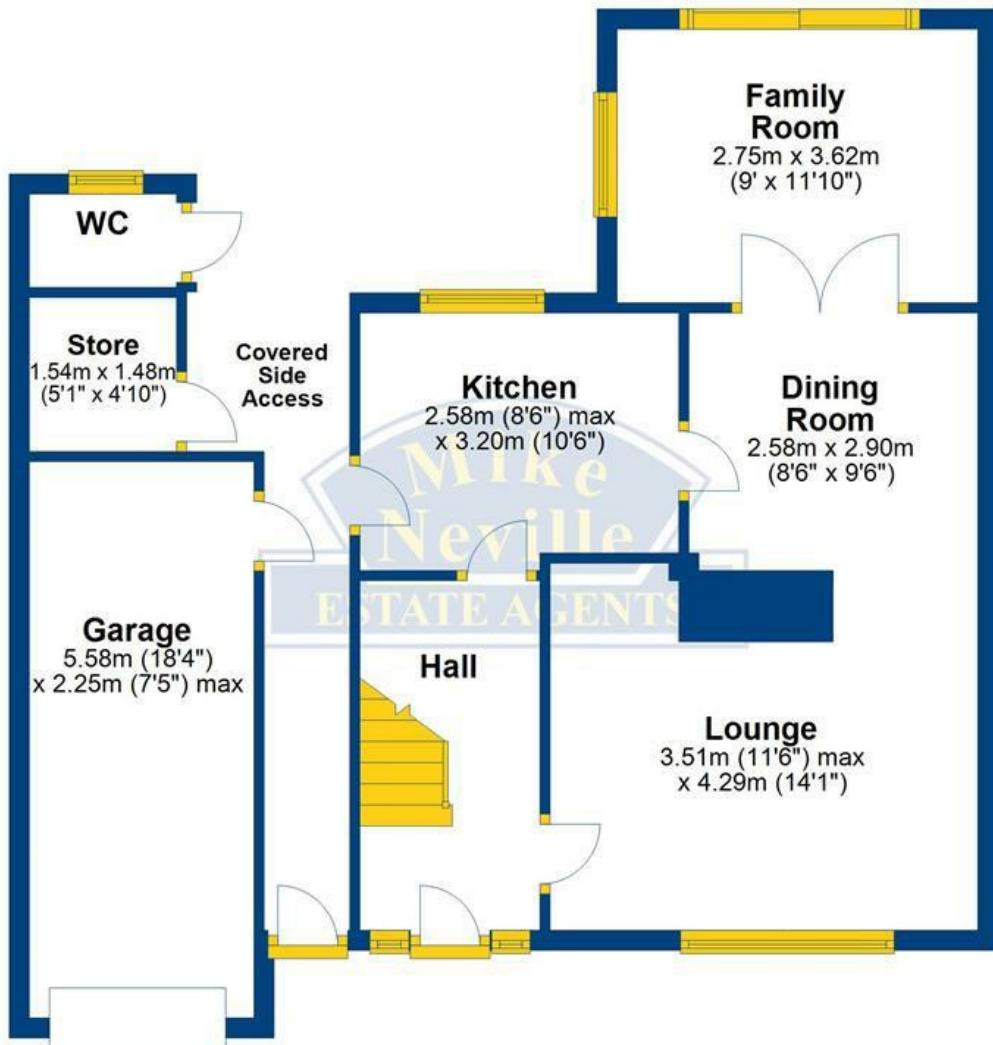
**£307,000 Freehold**

*One caring owner from new (1961) and no onward chain. We are delighted to offer for sale this deceptively spacious extended semi detached property with all local amenities, schools and Hall Park Grounds within walking distance. Generously offering 5 bedrooms (with the fantastic option of 1 or 2 offices, instead of 1 or 2 of the bedrooms), family bathroom, lounge, dining room and separate family room. Externally, you will find a large rear garden, outside store and WC, garage and ample off road parking. Immediate viewing advised.*

- 360° Walkthrough Available
- Established Residential Area
  - Five Bedrooms
  - Outside Store & WC
- Garage & Ample Off Road Parking
- No Onward Chain
- Viewing Advised
- Three Reception Rooms
- Large Rear Garden
- Energy Efficiency Rating - E52

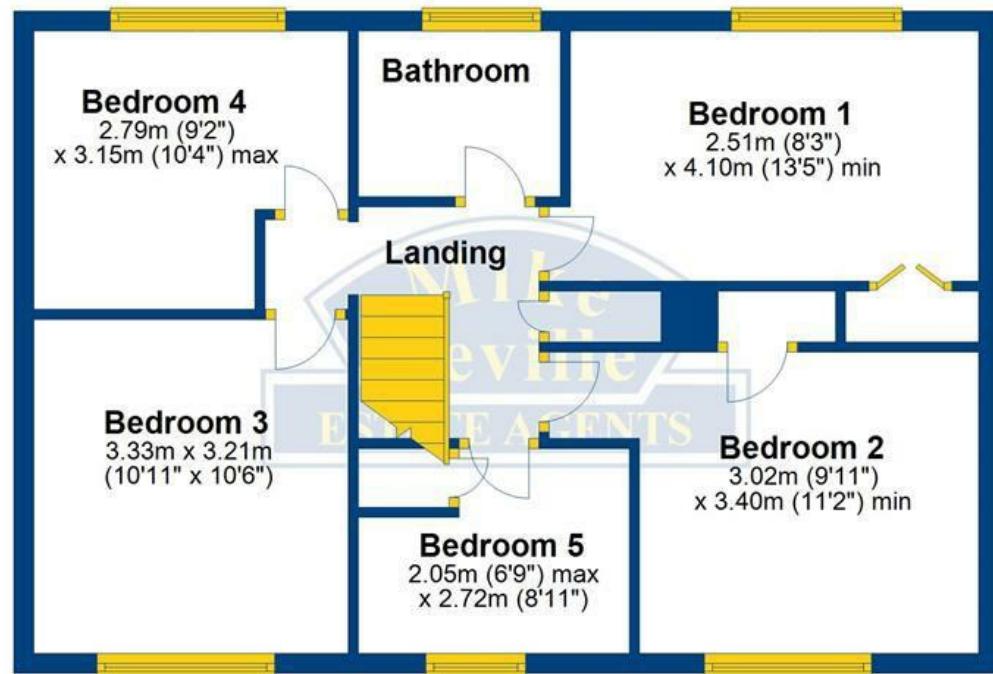
## Ground Floor

Main area: approx. 48.6 sq. metres (523.5 sq. feet)  
Plus garage & outbuildings, approx. 16.5 sq. metres (178.0 sq. feet)



## First Floor

Approx. 59.2 sq. metres (637.6 sq. feet)



Main area: Approx. 107.9 sq. metres (1161.1 sq. feet)

Plus garage & outbuildings, approx. 16.5 sq. metres (178.0 sq. feet)

## Location

Barnwell Drive can be found off Hall Avenue. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Less than 10km from Wellingborough Station, Rushden Lakes, Billing Aquadrome, Ringstead Locks - marina and tea rooms, and open water swimming/paddle boarding at Denford. There is also a fishing lake within walking distance.

## Council Tax Band

C

## Energy Rating

Energy Efficiency Rating - E52

Certificate number - 9096-1203-8607-2200-1800

## Accommodation

### Ground Floor

#### Hall

#### Lounge 11'6" x 14'1" (3.51m x 4.29m)

Maximum measurement.

#### Dining Room 8'6" x 9'6" (2.58m x 2.90m)

#### Kitchen 8'6" x 10'6" (2.58m x 3.20m)

Maximum measurement.

#### Family Room 9'0" x 11'11" (2.75m x 3.62m)

### First Floor

#### Landing

Loft access. Cupboard.

#### Bedroom 1 8'3" x 13'5" (2.51m x 4.10m)

Minimum measurement, plus door recess, plus built in cupboard.

#### Bedroom 2 9'11" x 11'2" (3.02m x 3.40m)

Minimum measurement, plus door recess, plus built in cupboard.

#### Bedroom 3 10'11" x 10'6" (3.33m x 3.21m)

#### Bedroom 4 9'2" x 10'4" (2.79m x 3.15m)

Maximum measurement.

## Bedroom 5 6'9" x 8'11" (2.05m x 2.72m)

Maximum measurement.

## Bathroom / WC

## Outside

### Front

Driveway parking for several vehicles.

### Covered Side Access

### Garage 18'4" x 7'5" (5.58m x 2.25m)

Maximum measurement. Up and over door to front. Power and light connected. Door to side.

### Store 5'1" x 4'10" (1.54m x 1.48m)

Modern wall mounted gas fired Ideal boiler.

## WC

## Rear Garden

Fully enclosed, well established and of a good overall size.

## 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).

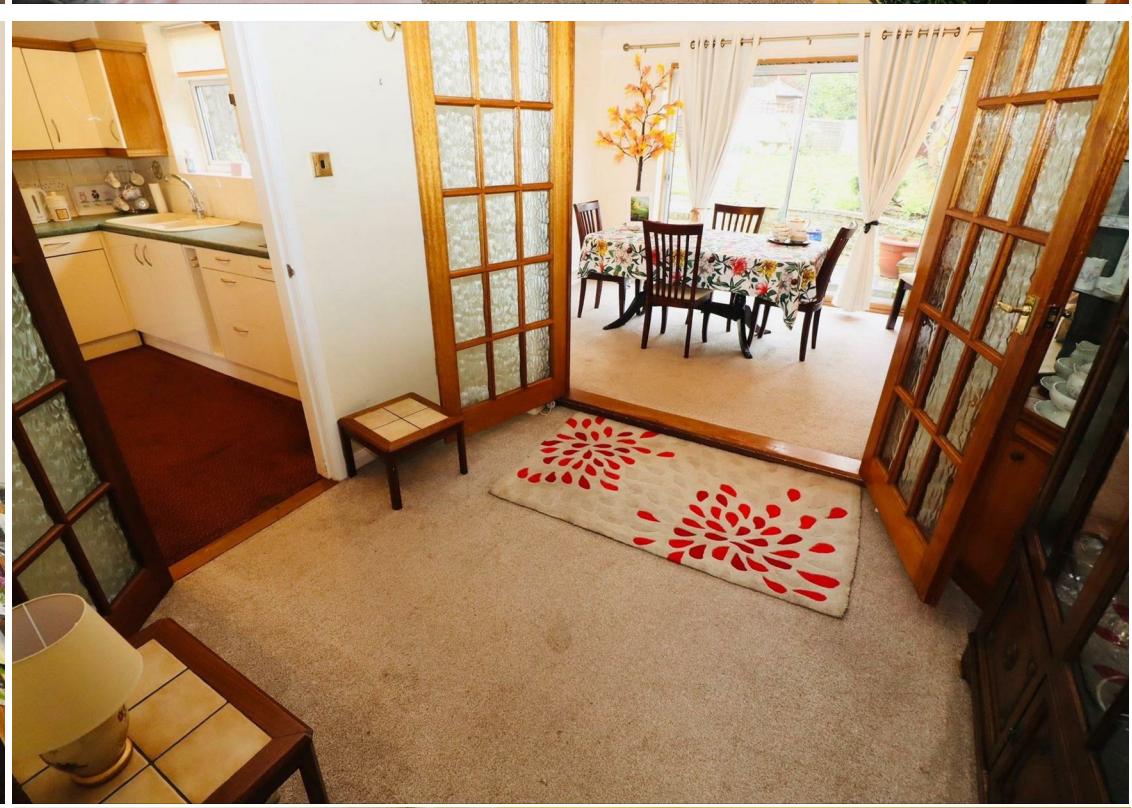
## Floorplans

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.

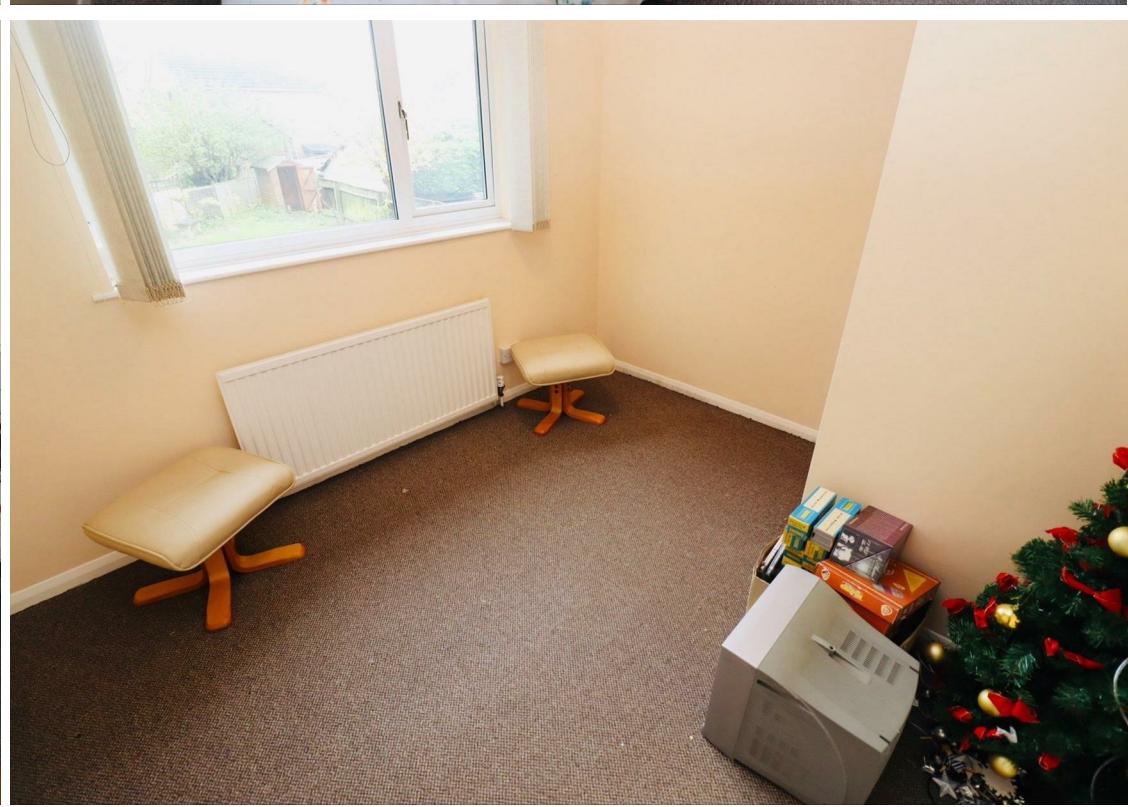
## Disclaimer

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.

















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Rushden  
Northamptonshire  
NN10 9HW  
£307,000 Freehold**

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