



**24 Manor Road, Rushden  
Northamptonshire NN10 9EY  
£295,000 Freehold**

A highly sought after Alfred Underwood constructed extended semi detached family home situated in a highly sought after residential location. The property is presented in good, yet somewhat dated order throughout, allowing any would-be purchasers to add their own stamp here accordingly. Boasting three good size bedrooms, modernised bathroom/WC, lounge, dining room, modernised kitchen with integrated appliances, good size conservatory/sun room addition, utility room, WC, garage, driveway and a larger than average rear garden with large brick built workshop to the far end. An immediate viewing is certainly well advised - contact our office today to arrange.

- Ideal Family Home
- Three Good Size Bedrooms
- Off Road Parking
- Energy Efficiency Rating - C71
- Can Possibly be Offered with No Onward Chain, if so Required
- Ground Floor WC
- Garage
- Well Kept Throughout - Some Updating Required
- Utility Room
- Large Rear Garden



## Location

Manor Road can be found between Hall Avenue and Grangeway. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

## Council Tax Band

C

## Energy Rating

Energy Efficiency Rating - C71

Certificate number - 4712-4157-3002-0025-3302

## Accommodation

### Ground Floor

#### Hall

**Lounge 12'5" x 12'7" (3.78m x 3.83m)**

**Dining Room 9'11" x 8'10" (3.02m x 2.70m)**

**Conservatory / Sun Room 6'9" x 13'1" (2.07m x 3.98m)**

**Kitchen 9'11" x 9'8" (3.02m x 2.94m)**

Plus pantry.

Fitted appliances by way of slimline dishwasher. Fridge. Freezer. Electric oven. Induction hob. Extractor hood.

**Utility Room 6'6" x 8'10" (1.99m x 2.68m)**

Minimum measurement.

Modern Ideal Logic Max wall mounted gas fired boiler.

### WC

### First Floor

#### Landing

Loft access via loft ladder. Airing cupboard housing hot water cylinder.

**Bedroom 1 12'4" x 8'3" (3.76m x 2.51m)**

Minimum measurement, plus built in wardrobes.

**Bedroom 2 8'10" x 10'4" (2.68m x 3.14m)**

Minimum measurement, plus built in wardrobes.

**Bedroom 3 8'8" x 8'11" (2.63m x 2.72m)**

Maximum measurement. Fitted single bed.

### Bathroom / WC

## Outside

### Front

Off road parking for two/three vehicles.

**Garage 13'5" x 8'11" (4.11m x 2.72m)**

Maximum measurement. Doors to front. Power and light connected.

### Rear

A large, mature, natural rear garden, approaching, we are advised, 100ft (30.48m) in overall depth.

LARGE BRICK BUILT WORKSHOP - power and light connected. SHED. FURTHER SHED.

## 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.





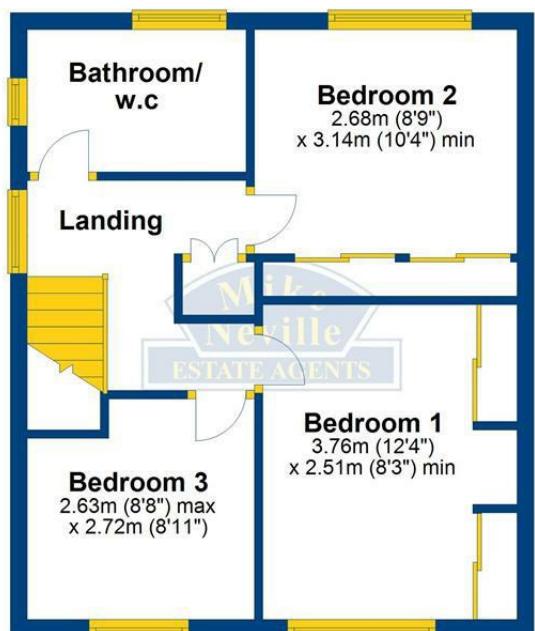
## Ground Floor

Main area: approx. 56.6 sq. metres (609.5 sq. feet)  
Plus garage, approx. 11.2 sq. metres (120.3 sq. feet)



## First Floor

Approx. 41.2 sq. metres (443.7 sq. feet)



Main area: Approx. 97.9 sq. metres (1053.3 sq. feet)  
Plus garage, approx. 11.2 sq. metres (120.3 sq. feet)



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