



28, Midland Cottages  
Rushton, NN14 1RJ



**Simpson & Partners**

An aerial photograph of a residential street with several houses and cars. The houses have dark roofs and are surrounded by greenery. A road with several cars is visible in the foreground. The text is overlaid on the image.

## 28, Midland Cottages

Nestled within the heart of a picturesque village, this individually designed detached property offers an exceptional standard of living in a truly fantastic location

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## About the Property

Nestled within the heart of a picturesque village, this individually designed detached property offers an exceptional standard of living in a truly fantastic location. The home enjoys a secluded spot, ensuring privacy and tranquility for its residents. A generously sized driveway at the front provides ample off-road parking for several vehicles, leading to a useful garage.

As you step inside, you are greeted by a spacious entrance hallway, which features a cloaks cupboard. The heart of the home is undoubtedly the superb 17' kitchen/breakfast room, which is fully equipped for culinary enthusiasts and family gatherings alike. This delightful space also offers direct access through doors to the low maintenance rear garden, as well as a door leading to the practical utility room. The 21' living/dining room exudes comfort and style, with a cozy wood-burning stove and elegant French doors that invite natural light in and provide a seamless transition to the garden, creating an ideal setting for relaxation and entertainment.

Accommodations on the ground floor include three generously proportioned double bedrooms, with the 21' bedroom one featuring its own en-suite shower room for added luxury and convenience. Additionally, a four-piece bathroom, complete with a separate shower cubicle, serves these bedrooms with sophistication and utility.

Ascending to the upper level, two further double bedrooms await, along with a well-appointed bathroom, ensuring that each resident has their own comfortable and private space.

The property is not only aesthetically pleasing but also practical, featuring hard-wearing Karndean flooring, double glazing throughout, and oil radiator & electric heating ensure a warm and energy-efficient environment.

A viewing is highly advised to truly appreciate the scale, quality, and immaculate presentation of this exceptional home, which promises to be a peaceful retreat within a desirable village setting.

**Price £524,000**



Entrance Hall:

WC:

Kitchen/Breakfast Room:

Utility Room:

Sitting Room:

Bedroom 1:

En-Suite Shower Room:

Bedroom 2:

Bedroom 3:

Bathroom:

First Floor Landing:

Bedroom 4:

Bedroom 5:

Bathroom:

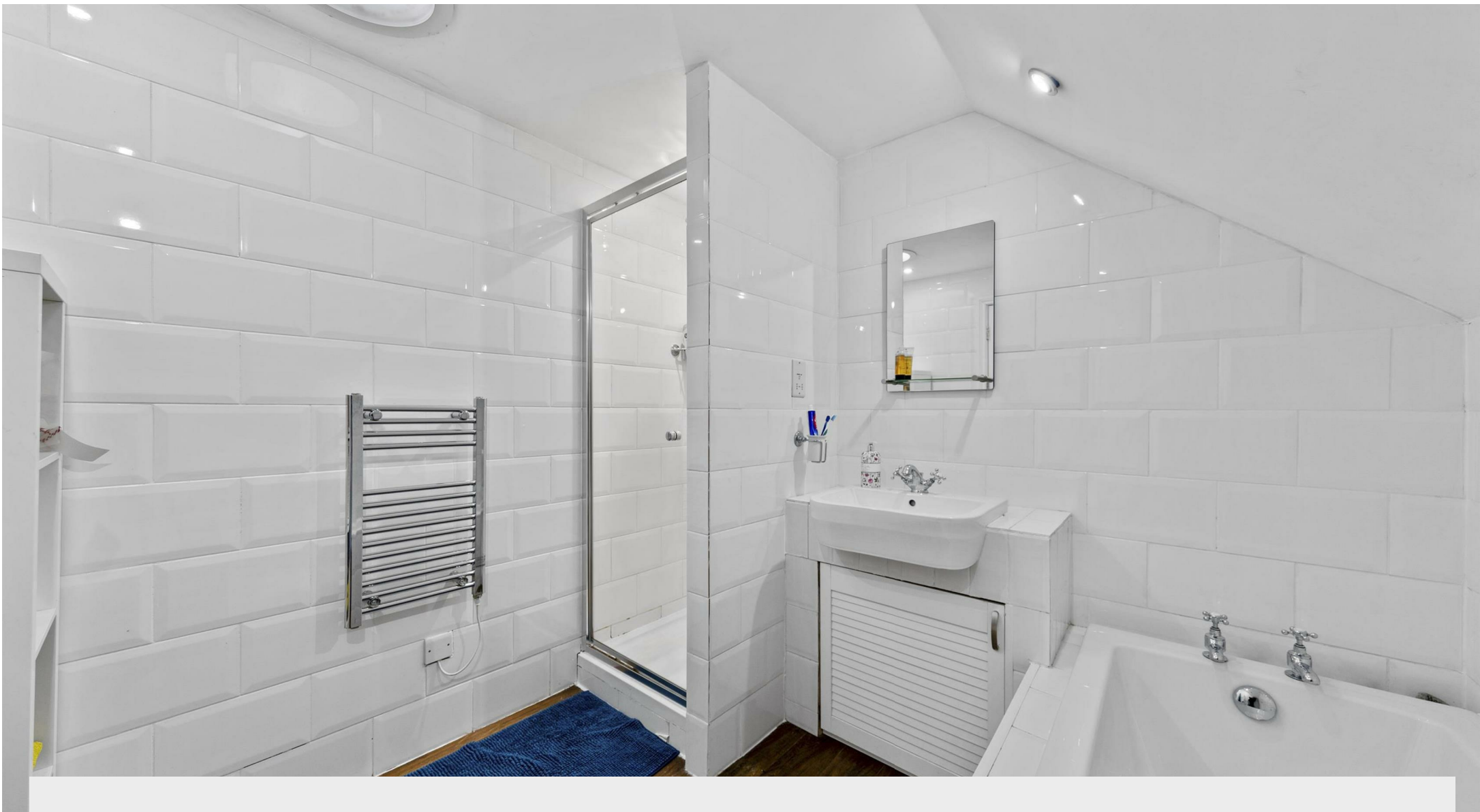
Outside:

Garage:

Gardens:







Stunning Family Home!









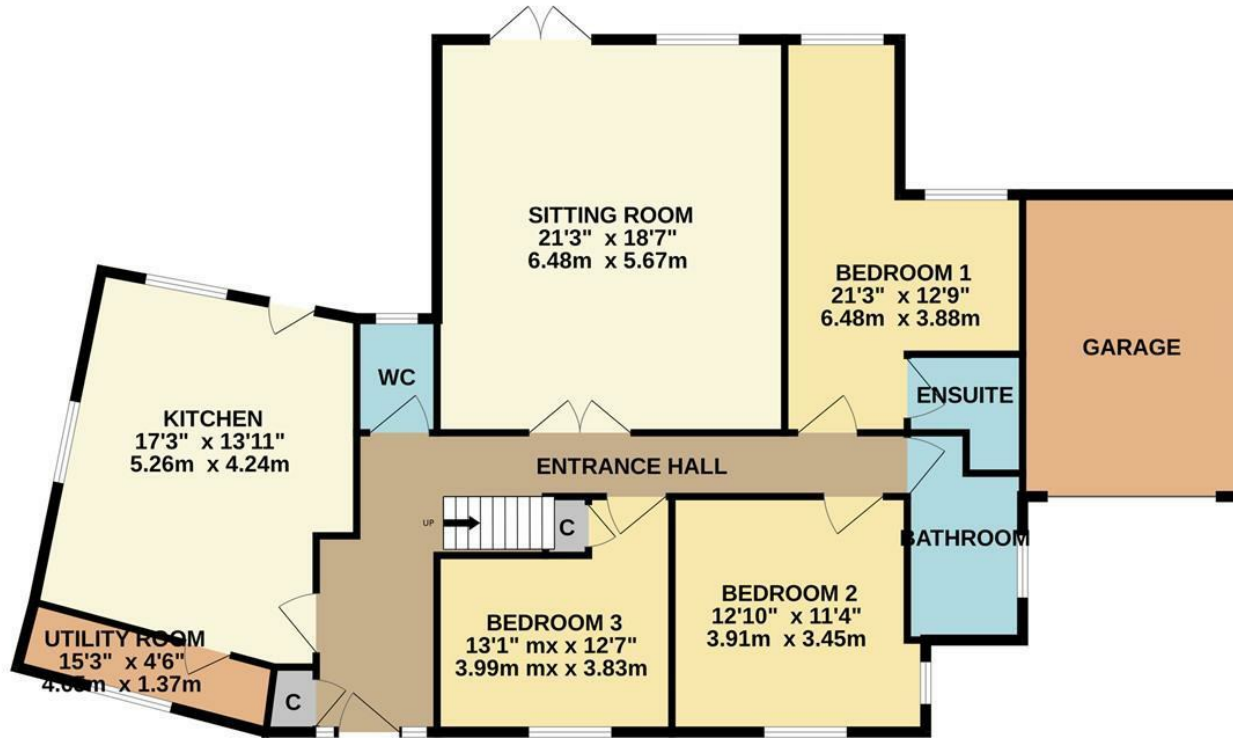
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

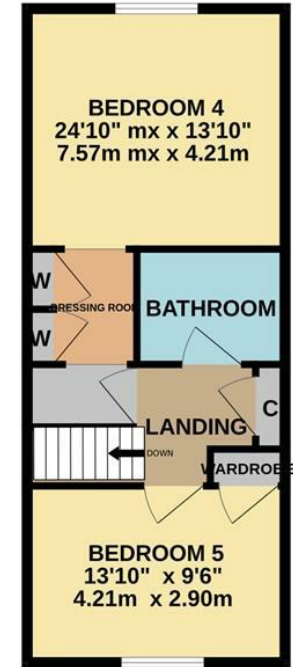


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GROUND FLOOR



1ST FLOOR



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