

## Willow Herb Close, Rushden, NN10 0GB

Offers Over £300,000

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Urban Luxe Property are pleased to present this great three bedroom detached family home offered with no onward chain in the sought after area of Rushden, Northamptonshire.

The property on the ground floor benefits from a cosy lounge/snug and separate dining room, as well as a large modern and newly fitted kitchen/family room, complete with breakfast bar. There is space for an additional under counter fridge as well as space for a slimline standard fridge freezer. There is also an eye level oven and grill, ceramic hob, a handy integrated microwave and plumbing for a dishwasher. It is all nicely finished with granite worktops and double doors leading nicely into the dining room.

Off the entrance hall is a handy cloakroom and hidden utility cupboard.

Upstairs you will find three good sized bedrooms, a family bathroom with an over bath shower, as well as a heated towel rail. You also have the luxury of an ensuite shower room to the master bedroom.

French doors from the kitchen family room lead nicely out into the garden, with a decked patio area. There is also the added benefit of side access.

Rushden is conveniently located for access to the A14/A45 and offers a short commute to mainline station access to London. There is an abundance of open space, adventure parks and a golf driving range. If you are a walker, Rushden Lakes and Stanwick Lakes are a short drive away also offering an array of shops, cafes, restaurants and various leisure facilities including cinema and soft play for children. The Town Centre is within walking distance.

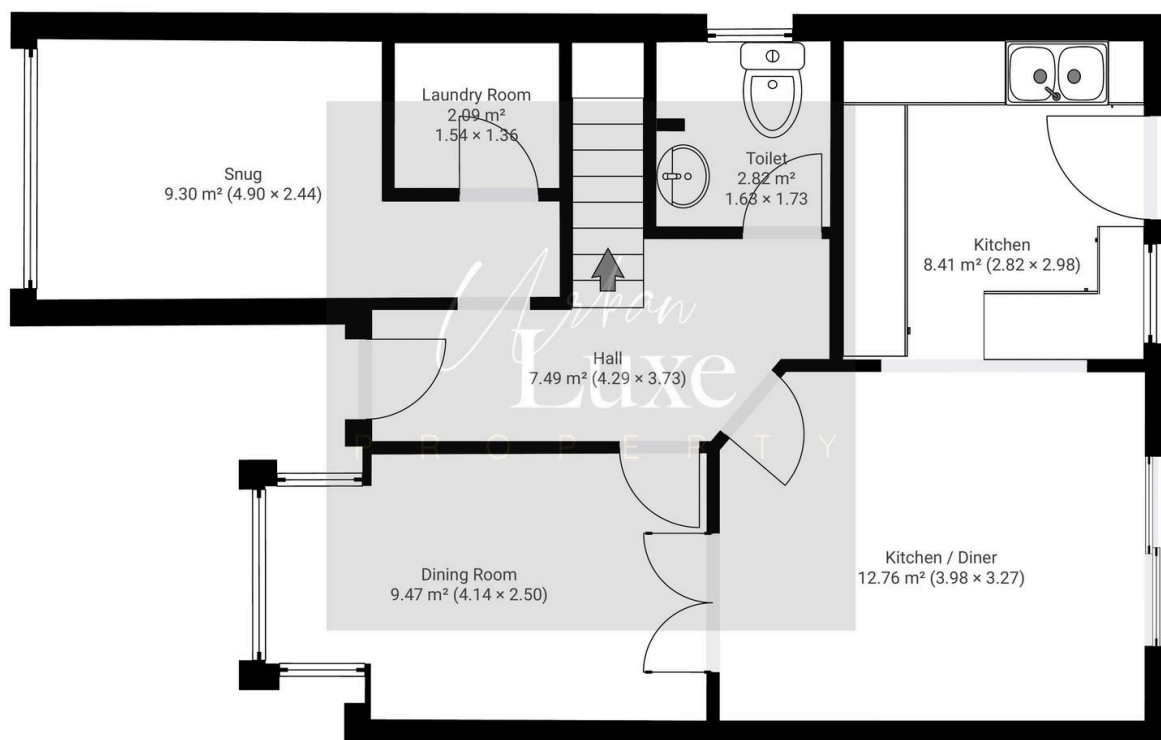


## Key Features

- Three double bedrooms
- Quiet cul-de-sac location
- Ideal catchment for primary and secondary schooling
- Good routes to A14/A45/M1
- NO ONWARD CHAIN
- Modern newly fitted kitchen
- Close to amenities including popular Rushden Lakes
- Close to open space
- Walking distance to Town Centre

### ▼ Ground Floor

TOTAL AREA: 52.30 m<sup>2</sup>



THIS FLOOR PLAN IS PROVIDED AS A GUIDE TO ILLUSTRATE LAYOUT AND SHOULD NOT BE USED FOR PLANNING. MEASUREMENTS ARE APPROXIMATE AND NOT TO SCALE.