



**Connells**

Gilbert House The Drive  
Rushden





### Property Description

This one of a kind, three bedroom property benefits from a spacious living room & kitchen diner with high ceilings, a ground floor cloakroom, first floor bathroom & en-suite to bedroom 1 in addition the property also boasts a beautiful, enclosed garden & off road parking.

### Entrance Hall

Two storage cupboards and a radiator.

### Cloakroom

Low level wc and wash hand basin with tiling to water sensitive areas, extractor fan and radiator.

### Lounge

20' 2" Max x 17' 11" Max (6.15m Max x 5.46m Max)

Double glazed doors and windows and two radiators.

### Kitchen Diner

Double glazed window. Two storage cupboards. Fitted with a range of wall and base units with work surfaces over and 1.5 bowl sink drainer. Electric oven and gas hob with cooker hood over, integrated dishwasher, fridge freezer and washing machine.



## First Floor Landing

Airing cupboard and radiator.

## Bedroom One

9' 10" Max x 9' 8" (3.00m Max x 2.95m)

Double glazed window, wardrobe and two radiators.

## En-Suite to Bedroom One

Shower cubicle, low level wc and wash hand basin with tiling to water sensitive areas, extractor and shaver point.

## Bedroom Two

12' 2" x 10' 6" (3.71m x 3.20m)

Double glazed window and radiator.

## Bedroom Three

9' 9" Max x 8' 2" Max (2.97m Max x 2.49m Max)

Double glazed window and radiator.

## Bathroom

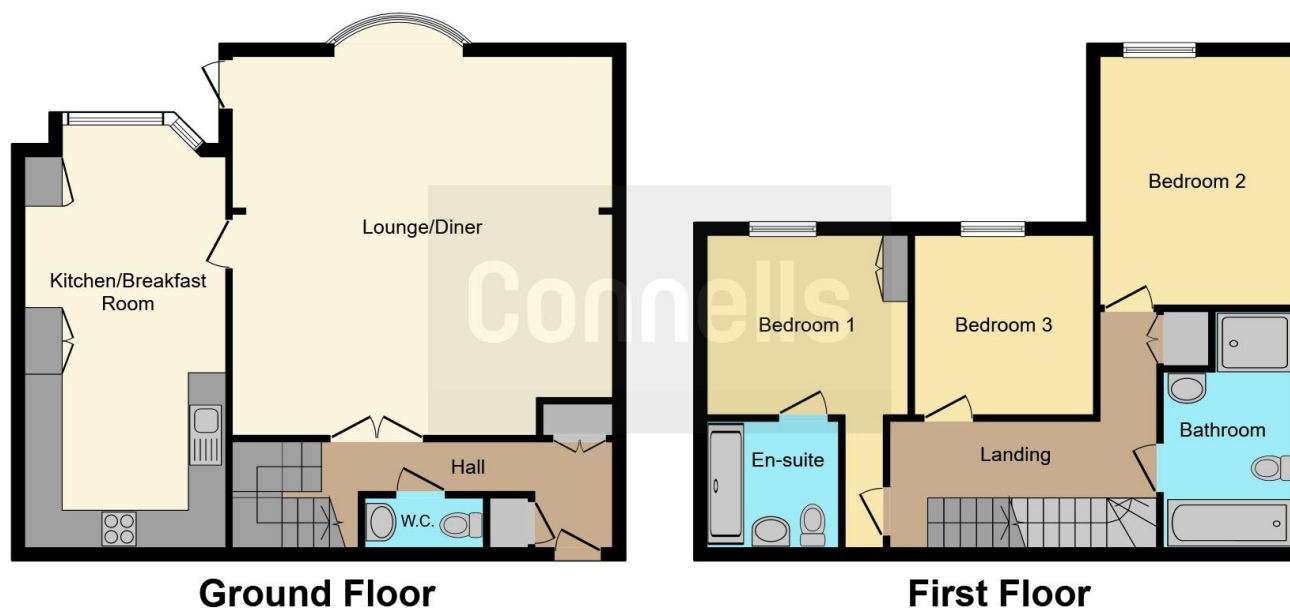
Bath with handheld shower attachment over, low level wc and wash hand basin with tiling to water sensitive areas, extractor, radiator and shaver point.











This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/RDN404885](http://connells.co.uk/Property/RDN404885)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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Property Ref: RDN404885 - 0006