



**Connells**

Regency Court  
Rushden





## Property Description

\*\*\* This three bedroom detached home is immaculately presented throughout and offers a modern kitchen, three reception rooms, ground floor cloakroom, first floor bathroom & en-suite to bedroom one as well as beautifully maintained gardens, garage & off street parking! \*\*\*

## Entrance Hall

Double glazed door to front elevation.

## Cloakroom

Double glazed window to front elevation. Low level wc and vanity wash hand basin with tiling to water sensitive areas and ladder style radiator.

## Lounge

15' 9" x 10' 1" ( 4.80m x 3.07m )

Double glazed window to front elevation and double glazed French doors to rear elevation. Two radiators.

## Dining Area

11' Into Bay x 9' 7" (3.35m Into Bay x 2.92m )

Double glazed box bay window to front elevation and radiator.

## Kitchen

16' 4" Max x 6' 9" Max ( 4.98m Max x 2.06m Max )

Double glazed door and window to rear elevation. Fitted with a range of wall and base units with work surfaces over, ceramic sink drainer and tiling to water sensitive areas. Electric oven and gas hob with cooker hood over, integrated dishwasher and boiler.

## Conservatory

10' 1" x 8' 11" ( 3.07m x 2.72m )

Double glazed French doors to side elevation, double glazed windows to rear and side elevations. Wall mounted heater.

## First Floor Landing

Double glazed window to rear elevation.

## Bedroom One

12' 11" x 8' 9" ( 3.94m x 2.67m )

Double glazed window to front elevation and radiator.

## En-Suite

Double glazed window to side elevation. Shower, low level wc and vanity wash hand basin with tiling to water sensitive areas. Extractor and radiator.

## Bedroom Two

10' x 9' 1" ( 3.05m x 2.77m )

Double glazed window to front elevation, built in wardrobes and radiator.

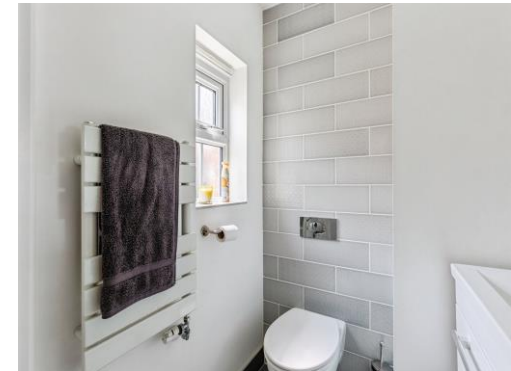
## Bedroom Three

7' x 6' 4" ( 2.13m x 1.93m )

Double glazed window to rear elevation and radiator.

## Bathroom

Double glazed window to rear elevation. Bath with shower over, low level wc and vanity wash hand basin with tiling to water sensitive areas and ladder style radiator.



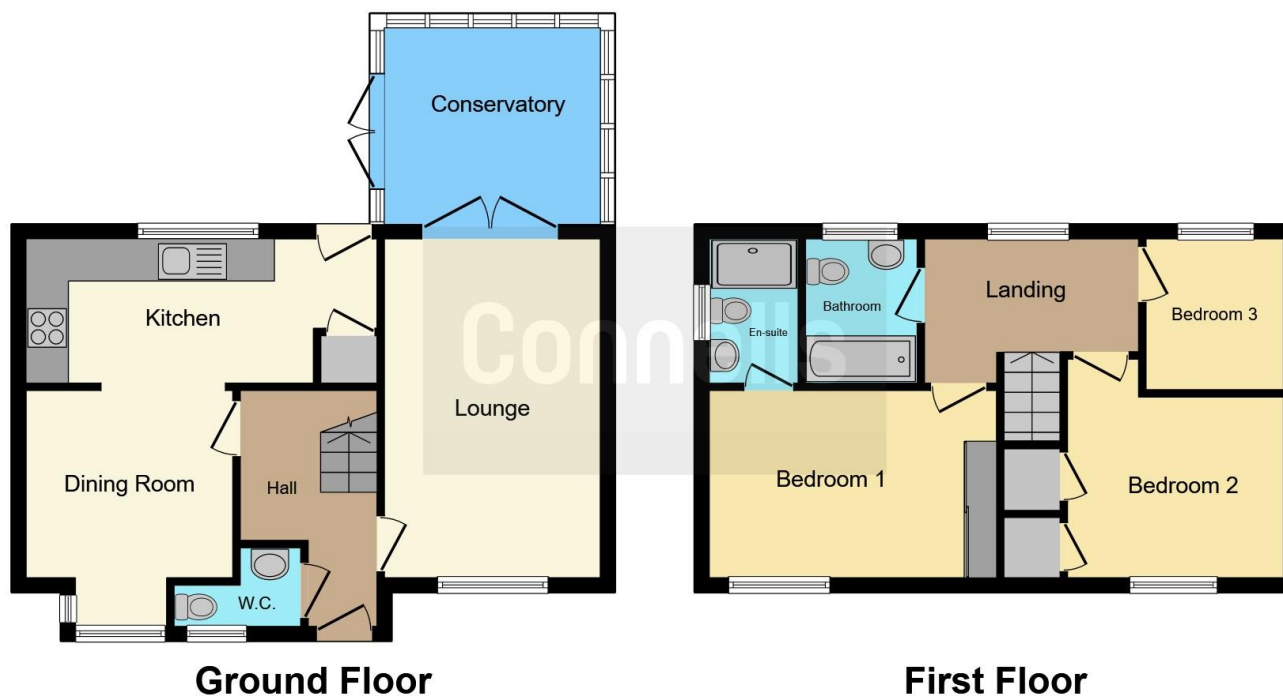












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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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