



283a Newton Road

Rushden, Northamptonshire NN10 0SX



Simpson & Weekley



Simply Stunning! Situated on the edge of town, on the popular Newton Road is 'Stable View', an individually built, executive detached residence. This well presented four bedroom house is entered via a light and airy entrance hall your eyes are immediately drawn to the open galleried landing seemingly hovering above you and the vaulted ceiling beyond with it's exposed wooden beams. there are solid wooden doors providing access to all principle rooms to the ground floor to include the impressive open plan kitchen/dining family area with solid granite worktops and bi-fold doors supplying the view over the beautifully landscaped garden, two further reception rooms with a large inglenook fireplace and inset log burner to the living room and a shower room accessed from the utility/boot room. To the first floor there is a four piece family bathroom, four bedrooms with built in wardrobes to three of the rooms and a four piece en-suite to the master bedroom. Accessed via wooden double gates, the enclosed, wrap around gardens offer gravelled parking for several cars to the front and side of the house, a lawned rear garden with bordering trees, plants and hedgerow, a feature pergola walkway stretching from the kitchen to a centrally located paved patio with a statement brick built cooking area. A unique family home that has to be seen to be appreciated. EPC Rating B, Council Tax Band F

🛏 4

🚿 3

🚗 3

£625,000



Unique executive detached family home set in a semi-rural location on the edge of Rushden. Newton Road is set towards the south side of Rushden with the A6 bypass near by providing access to Bedford and the A45. There are countryside walks, schools, pubs and shops all within walking distance and Rushden Lakes retail and leisure complex is just over a 2.5 mile walk from your front door. Wellingborough mainline railway station is 6.5 miles from the house by car and Bedford Railway Station is a slightly further 12 miles drive, both with direct trains to the Capital in around an hours journey.

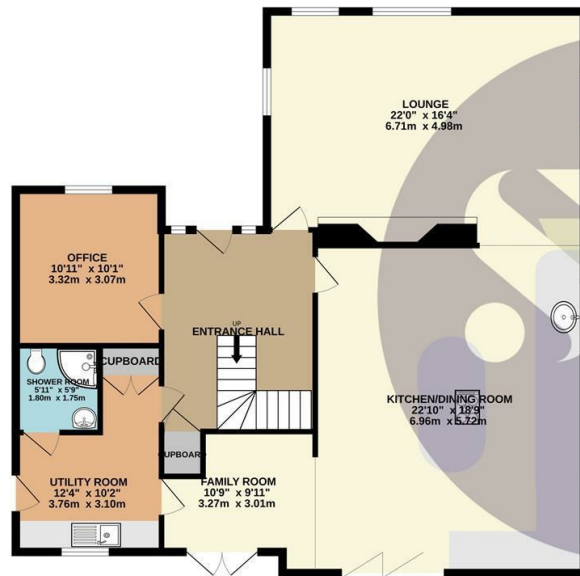




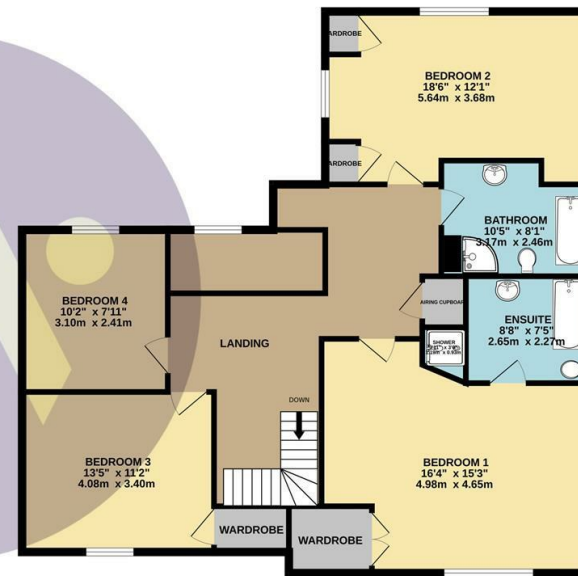
* Individually Built Detached House * Four Bedrooms * Three Bathrooms * Open Kitchen/Entertaining Area * Separate Reception Rooms * Gated Parking for Several Cars * Inglebrook Fire Place with Log Burner * Exposed Beams * Wrap Around Gardens * EPC Rating B, Council Tax Band F *



GROUND FLOOR
1268 sq.ft. (117.8 sq.m.) approx.



1ST FLOOR
1213 sq.ft. (112.7 sq.m.) approx.



TOTAL FLOOR AREA : 2481 sq.ft. (230.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	83	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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