



282b Newton Road
Rushden, NN10 0SY



Simpson & Weekley

Situated on the outskirts of Rushden, in a semi-rural location with field views is this very well maintained, detached family home. The property benefits from solar panels, parking for several cars, an oversized garage, ground floor cloakroom, an open plan modern kitchen/dining room with integral appliances and adjoining heated conservatory. There is also gas radiator central heating, double glazing throughout and a refitted shower room. The accommodation in brief comprises entrance hall, cloakroom, living room, kitchen/dining room, utility room and conservatory to the ground floor. To the first floor there is a landing with doors leading to three bedrooms with built in wardrobes to the master and guest bedroom and a family shower room. Externally there is a lawned front garden, driveway providing off road parking for several cars and access to an oversized single garage. There is also an enclosed rear garden, mainly laid to lawn with paved patio and a summer house that has been lovingly converted into an impressive American Diner! A well presented, welcoming home set in a sought after location towards the south side of the town. The A6 and A45 are easily accessible providing routes to Bedford and Wellingborough respectively where direct trains from their railway stations can get you into the capital within an hour's journey. The town of Rushden itself has a vibrant High Street, a number of good schools, several big parks including the beautiful Hall Park, gyms, a swimming pool and the highly regarded Rushden Lakes retail and leisure complex. Viewing highly recommended to fully appreciate the accommodation on offer. EPC Rating C, Council Tax Band D

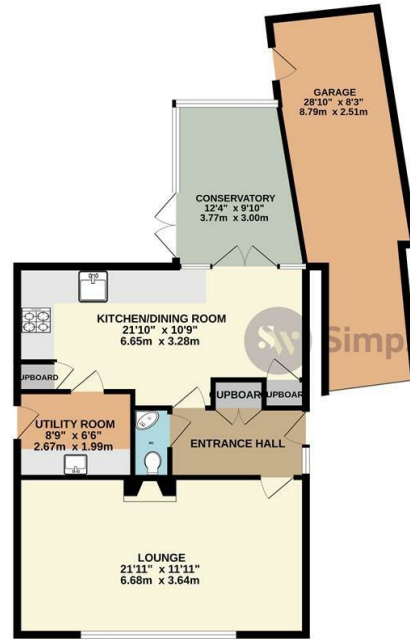


£390,000

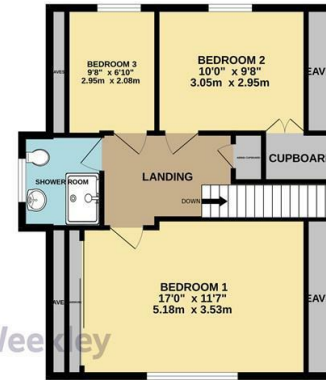
3 1 3



GROUND FLOOR
935 sq.ft. (86.9 sq.m.) approx.



1ST FLOOR
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA: 1563 sq.ft. (145.2 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 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.
 Made with Metropack C2024.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	69	
(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	



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
&Weekley**

Making Every
Journey Personal



01933 418917

rushden@simpsonandweekley.co.uk

<https://www.simpsonandweekley.co.uk/>

30 High Street, Rushden, Northants, NN10 0PW